

AGENDA
REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF FORSYTH, ILLINOIS
6:30 P.M.
TUESDAY, APRIL 1, 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 MARCH 18, 2025
2. APPROVAL OF WARRANTS
3. 2025 MACON COUNTY SPRING CLEAN-UP RECYCLING GRANT

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

ADMINISTRATION REPORTS

1. LAW ENFORCEMENT REPORT
2. VILLAGE STAFF REPORTS

OLD BUSINESS

1. ORDINANCE NUMBER 2025-6 AN ORDINANCE IMPLEMENTING A MUNICIPAL GROCERY RETAILERS' OCCUPATION TAX AND A MUNICIPAL GROCERY SERVICE OCCUPATION TAX (ADMINISTRATOR JILL APPLBEE)

NEW BUSINESS

1. ORDINANCE NUMBER 2025-7 AN ORDINANCE APPROVING FINAL PLAT FOR MINOR SUBDIVISION OF PROPERTY AT 260 E. WEAVER ROAD, FORSYTH, MACON COUNTY, ILLINOIS (PIN: 07-07-14-305-018) (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
2. ORDINANCE NUMBER 2025-8 AN ORDINANCE APPROVING FINAL PLAT FOR MINOR SUBDIVISION OF HICKORY POINT VILLAGE SUBDIVISION PROPERTY IN FORSYTH, MACON COUNTY, ILLINOIS (PIN: 07-07-15-451-006) AND ACCEPTING THE DEDICATION OF MARION AND HOPE (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
3. DISCUSSION AND POTENTIAL ACTION REGARDING LIBRARY FURNITURE – STUDY POD (VILLAGE LIBRARY DIRECTOR MELANIE WEIGEL)
4. DISCUSSION AND POTENTIAL ACTION REGARDING SULLIVAN TIF (VILLAGE ADMINISTRATOR JILL APPLEBEE)
5. DISCUSSION AND POTENTIAL ACTION REGARDING HORVE AGREEMENT (VILLAGE ADMINISTRATOR JILL APPLEBEE)

ADJOURNMENT

Topic: April 1, 2025
Time: Apr 1, 2025 06:30 PM Central Time (US and Canada)
Join Zoom Meeting <https://us06web.zoom.us/j/88153504227>
Meeting ID: 881 5350 4227 One tap mobile
+13126266799,,88153504227# 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, MARCH 18, 2025
AT FORSYTH VILLAGE HALL**

CALL TO ORDER

Trustee Wendt 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: Trustee Marilyn Johnson, Trustee Dave Wendt, Trustee Lauren Young, Trustee Jeremy Shaw, Trustee Jeff London

Absent: Trustee Bob Gruenewald, Mayor Jim Peck

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

Others Present: Michael Dougherty, Chelsea Kidd, Tom Cantwell, Dave Schaab, Matt Crawford, Bill Krueger, Jim Ashby, Dana Mann, Becky Wisher, Steve and Tina Horve

CONSENT AGENDA

1. APPROVAL OF MINUTES OF THE REGULAR MEETING OF MARCH 4, 2025
2. APPROVAL OF WARRANTS
3. APPROVAL OF TREASURER'S REPORT FOR THE MONTH OF FEBRUARY 28, 2025

MOTION

Trustee Shaw made a Motion to approve the Consent Agenda as presented and Trustee Johnson seconded the Motion.

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

Yeas: 5 – Johnson, Wendt, Young, Shaw, London
Nays: 0 – None
Absent: 1 – Gruenewald

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.

None.

ADMINISTRATION REPORTS

1. Law Enforcement Report
Sheriff Deputy Ziegler had nothing significant to report.
2. Village Staff Reports
Village Engineer Buening confirmed that the crosswalks will be completed once the curbing is poured. He also confirmed that he has contacted IDOT regarding the timing of the stop light at Route 51 and Weaver Road but has not received any response. Trustee Shaw complimented Public Works Director Fowler on how nice the parks are shaping up along with the progress being made on parking Lot A.

OLD BUSINESS

1. DISCUSSION AND POTENTIAL ACTION REGARDING HOPE AND MARION ROADS (VILLAGE ADMINISTRATOR JILL APPLEBEE)

Administrator Applebee explained for tonight this topic is for discussion purposes only and is looking for a consensus. She explained that since Horves are in the process of purchasing the duplexes formerly known as Hickory Point Christian Village, those private roads will become public roads along with the sidewalks. They are requesting the Village take over the maintenance of them. A lengthy Board discussion was held regarding further details and negotiating points to consider then a consensus was reached to move forward with this.

No Motion needed.

2. DISCUSSION AND POTENTIAL ACTION REGARDING TRASH PICK UP (VILLAGE ADMINISTRATOR JILL APPLEBEE)

Administrator Applebee explained that staff spoke with GFL regarding their estimated quote of \$26,500 for the annual trash pick-up. The Village has budgeted \$30,000 for the project. The Trustees voiced their concerns of it being an uncapped (\$2,650 per dump) cost versus the desire of residents for it to continue. The pros and cons were discussed at length.

MOTION

Trustee Shaw made a Motion to approve the contract with GFL at a cost of \$2,650 per dump with the estimated amount listed and Trustee Young seconded the Motion.

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

Yeas: 1 – Johnson
Nays: 4 – Wendt, Young, Shaw, London
Absent: 1 – Gruenewald

Motion declared failed.

3. DISCUSSION AND POTENTIAL ACTION REGARDING DESIGN OF PRAIRIE WINDS NORTH SOUTH ROAD (VILLAGE ADMINISTRATOR JILL APPLEBEE)

Administrator Applebee explained this is a discussion to make sure all Trustees are on the same page regarding the road design. The road will be a little wider than normal but that leaves room for a turn lane. A lengthy Board discussion included details and impact on future uses and maintenance costs. The goal is to get the bid out in April. Discussion ensued regarding what is actually needed based on development promises versus doing less based confirmed development. A consensus was reached to go forward.

No Motion needed.

4. DISCUSSION AND POTENTIAL ACTION REGARDING NORTH SOUTH ROAD IN PRAIRIE WINDS (VILLAGE ENGINEER JEREMY BUENING)

Village Engineer Buening explained details of the topographic and limited boundary survey, storm water drainage design and plans, and bid assistance details, with the total overall project cost at a total of \$41,600. Questions and answers were discussed with the Trustees.

MOTION

Trustee Shaw made a Motion to approve the quote from Chastain and Associates for the storm water drainage design and plan not to exceed \$41,600 and Trustee Young seconded the Motion.

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

Yeas: 5 – Johnson, Wendt, Young, Shaw, London
Nays: 0 – None
Absent: 1 – Gruenewald

Motion declared carried.

NEW BUSINESS

1. RESOLUTION NUMBER 5-2025 A RESOLUTION COMPLETING PHASE II DESIGN FOR BARNETT AVENUE PROJECT (VILLAGE ENGINEER JEREMY BUENING)

Village Engineer Buening explained the details of the Phase II engineering Services for the Barnett Avenue improvements. Questions were answered then discussed by the Board.

MOTION

Trustee London made a Motion to approve Resolution Number 5-2025 for completion of Phase II design for Barnett Avenue as presented and Trustee Johnson seconded the Motion.

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

Yeas: 5 – Johnson, Wendt, Young, Shaw, London
Nays: 0 – None
Absent: 1 – Gruenewald

Motion declared carried.

2. DISCUSSION AND POTENTIAL ACTION REGARDING GROCERY TAX (VILLAGE ADMINISTRATOR JILL APPLEBEE)

Administrator Applebee explained this topic is for discussion only and will not need a Board vote. The Illinois Department of Revenue (IDOR) has issued a 1% grocery tax for many years and 100% of that revenue goes directly back to the municipality. IDOR will be eliminating it effective on January 1, 2026. The Village can either pass an ordinance to implement a local 1% grocery sales tax or do nothing which would result in a loss of the tax. Staff recommends moving forward by creating an ordinance to implement a local 1% grocery sales tax. After a discussion, the Board agreed to maintain the tax.

No Motion needed.

Village of Forsyth
Board Meeting Minutes
March 18, 2025

ADJOURNMENT

Trustee London made the Motion to adjourn and Trustee Shaw seconded the Motion. All Board members agreed by voice vote, and the meeting was adjourned at 7:45 P.M.

By: Cheryl Marty
Village Clerk

CONSENT AGENDA

ITEM 2

SYS DATE:03/28/25

VILLAGE OF FORSYTH
A / P W A R R A N T L I S T
REGISTER # 53
Tuesday April 01,2025

SYS TIME:09:16
[NW1]

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DATE: 04/01/25

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 AMERICAN PUBLIC WORKS 000873043	01-41-560	ANNUAL MEMBERSHIP	409.00	409.00
01 ATLAS LOCK, INC. 52122	01-52-611	COMBO BOXES FOR PUSH BUTTON LOCKS	390.00	390.00
01 BRADFORD SUPPLY COMPANY 2699692	51-00-612	EQUIP REPAIR 2" WATER LINE	26.85	26.85
01 BURDICK PLUMBING & HEATING CO, 12076	51-00-549	LEAK REPAIR AT 337 S SMITH ST	6411.00	6411.00
01 HERALD & REVIEW 111-60151570	01-10-917	AD FOR RUMMAGE SALE	39.00	39.00
01 AHW LLC CLINTON 12078369 12079086	01-52-612 01-52-612	EQUIP MAINT EQUIP MAINT	328.13	283.38 44.75
01 DECATUR COMPUTERS INC DCI51900 DCI52077 DCI52085	01-11-537 01-11-537 01-10-549	ANNUAL COMPUTER PROTECTION PLAN ADDTL PORT FOR PW COPIER FIX J. LONDON EMAILS ON PHONE	462.99	249.00 159.99 54.00
01 DEMCO, INC 7615903 7615903	01-53-659 01-53-913	LIBRARY SUPPLIES PROGRAMMING	288.41	165.89 122.52
01 BETTY J. MCCOOL 032824	01-10-913	LAND AGREEMENT 6-1-25 TO 5-31-26	100.00	100.00
01 CENGAGE LEARNING INC/GALE 86978622 86988652 86997714 87009231	01-53-671 01-53-671 01-53-671 01-53-671	BOOKS BOOKS BOOKS BOOKS	304.93	159.69 49.48 32.79 62.97
01 W. W. GRAINGER, INC. 9424219906	52-00-612	EQUIP MAINT SUPPLIES	134.50	134.50
01 ILLINOIS ENVIRONMENTAL PROTECT 032825	51-00-560	S. DANIELS WATER EXAM FEE	10.00	10.00
01 ILLINOIS METER INC. 3039918-00	51-00-652	OP SUPPLY	120.88	120.88
01 ILLINOIS MUNICIPAL TREASURERS 98	01-11-560	R. STEWART MEMBERSHIP RENEWAL	100.00	100.00
01 JCG MIDWEST INC INV031052	01-41-652	OP SUPPLY SPLIT COUPLER	34.44	34.44
01 KEVIN BIRD 032825	01-41-614	STREET MAINT SUPPLIES	2025.50	2025.50
01 LINDE INC. 48555651	51-00-656	CHEMICALS PH CONTROL	10289.90	10289.90
01 MANSFIELD POWER & GAS LLC MSN313367 MSN313367 MSN313367 MSN313367	01-11-571 01-41-571 01-53-571 51-00-571	FEB '25 ELECTRIC UTILITIES FEB '25 ELECTRIC UTILITIES FEB '25 ELECTRIC UTILITIES FEB '25 ELECTRIC UTILITIES	1871.00	134.83 385.92 560.81 789.44

PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
=====				
01 MENARDS			1365.49	
032825	01-41-614	STREET MAINT SUPPLIES		211.58
032825	01-41-611	BLDG MAINT SUPPLIES		379.53
032825	01-41-653	SMALL TOOLS		254.87
032825	01-41-652	OP SUPPLIES		117.29
032825	01-52-652	OP SUPPLIES		99.29
032825	01-53-909	PURCHASES FROM DONATIONS		32.96
032825	01-53-913	PROGRAMMING		39.56
032825	01-53-654	JANITORIAL SUPPLIES		16.14
032825	01-53-913	PROGRAMMING		74.36
032825	01-52-611	BLDG MAINT SUPPLIES		65.96
032825	01-53-611	BLDG MAINT SUPPLIES		27.71
032825	51-00-652	OP SUPPLIES METERS		20.58
032825	01-11-654	JANITORIAL SUPPLIES		8.67
032825	01-52-653	SMALL TOOLS		16.99
01 MAROA/FORSYTH CUSD # 2			7000.00	
032825	01-10-913	LIGHTED SIGN		7000.00
01 MISSISSIPPI LIME COMPANY			18307.25	
CD75130	51-00-656	CHEMICALS-LIME		5509.14
CD77747	51-00-656	CHEMICALS-LIME		5991.98
CD79585	51-00-656	CHEMICALS-LIME		6806.13
01 MORGAN DISTRIBUTING, INC.			1129.88	
INV-068038	01-41-655	FUEL		1129.88
01 MORNINGSTAR			1594.00	
032825	01-53-540	ANNUAL SUBSCRIPTION RENEWAL		1594.00
01 MELANIE WEIGEL			57.40	
032825	01-53-560	MILEAGE FOR MEETING		57.40
01 NAPA AUTO PARTS			34.95	
129596	01-41-613	VEHICLE MAINT		34.95
01 ROBERTA ANZALONE			337.84	
100028	01-53-913	PROGRAMMING		337.84
01 AT & T			586.87	
032825	52-00-552	782 STVNS CREEK MAR '25 PHONE LINE		145.71
032825	52-00-552	101 HUNDLEY MAR '25 PHONE LINE		145.71
032825	52-00-552	440 HUNDLEY MAR '25 PHONE LINE		145.71
032825	52-00-552	815 FORSYTH PKWY MAR '25 PHONE LINE		149.74
01 SARAH JANE PHOTOGRAPHY			55.00	
1326	01-11-537	L. YOUNG HEAD SHOT FOR WEBSITE		55.00
01 SORLING, NORTHRUP, HANNA, CULL			5312.50	
228581	01-11-533	FEB '25 LEGAL SERVICES		5312.50
01 IMPERIAL DADE			1038.44	
7329130-00	01-41-654	JANITORIAL SUPPLIES		121.78
7329131-00	01-41-654	JANITORIAL SUPPLIES		107.80
7329132-00	01-41-654	JANITORIAL SUPPLIES		121.78
7329134-00	01-52-654	JANITORIAL SUPPLIES		104.88
7329135-00	01-41-654	JANITORIAL SUPPLIES		107.80

PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
7329136-00	01-52-654	JANITORIAL SUPPLIES		94.88
7329137-00	01-52-654	JANITORIAL SUPPLIES		94.88
7329138-00	01-41-654	JANITORIAL SUPPLIES		94.88
7329139-00	01-52-654	JANITORIAL SUPPLIES		94.88
7329140-00	01-52-654	JANITORIAL SUPPLIES		94.88
01 STOLLEY TERMITE & PEST CONTROL 032825	01-53-511	LIB MONTHLY BUG SPRAY	65.00	65.00
01 SUPERIOR FIRE PROTECTION SYSTE 14777	01-41-511	ANNUAL INSPECTION	400.00	400.00
01 UTILITY SUPPLY OF AMERICA, INC INV00632655	01-41-652	OP SUPPLY	73.90	73.90
01 US POSTAL SERVICE (CAPS) 032825	51-00-549-1	W/S POSTAGE FOR 4-1 BILLING	736.67	368.33
032825	52-00-549-1	W/S POSTAGE FOR 4-1 BILLING		368.34
01 VILL OF FORSYTH 032825	01-11-571	W/S UTILITIES FOR 2-20 TO 3-20	150.00	150.00
01 WAL-MART 032825	01-53-913	PROGRAMMING	68.09	68.09
** TOTAL CHECKS TO BE ISSUED			61659.81	

SYS DATE:03/28/25

VILLAGE OF FORSYTH
A / P W A R R A N T L I S T
REGISTER # 53
Tuesday April 01,2025

SYS TIME:09:16
[NW1]

DATE: 04/01/25

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FUND INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
=====				
GENERAL FUND			24225.87	
WATER OPERATIONS			36344.23	
SEWER OPERATIONS			1089.71	
*** GRAND TOTAL ***			61659.81	
TOTAL FOR REGULAR CHECKS:			43,352.56	
TOTAL FOR DIRECT PAY VENDORS:			18,307.25	

CONSENT AGENDA

ITEM 3



Macon County Environmental Management Dept.
141 S. Main St., Room 501
Decatur, IL 62523
217-425-4505
www.MaconGreen.com

March 20, 2025

Village of Forsyth
Darin Fowler
301 S. Route 51
Forsyth, IL 62535

Dear Darin Fowler:

The Macon County Environmental Management Department would like to congratulate Village of Forsyth on having your 2025 Macon County Spring Clean-up/Recycling grant approved. Please sign the enclosed Grant Agreement and return as soon as possible. With the signed agreement, you are authorized to proceed within the guidelines of the grant agreement and your statement of work.

Please note: The Grant Agreement must be signed by both Village of Forsyth and Macon County Environmental Management ahead of your Spring Clean-up event in order for the agreement to be valid per grant guidelines.

Once the signed Grant Agreement is received by our department, I will sign and return it to you, along with the Grant Completion Form. After your Spring Clean-up event, fill out the Grant Completion Form, attach copies of all flyers, reports with weight amounts and receipts, and promptly submit to our office for reimbursement no later than 60 calendar days after your Spring Clean-up event.

Information on recycling and proper disposal in Macon County and much more can be found on our website www.MaconGreen.com, and we would greatly appreciate if you would provide our web address to your residents.

We wish you a successful Spring Clean-up event. If you have any questions please feel free to contact me at (217) 425-4505 or amckinney@maconcounty.illinois.gov.

Sincerely,

A handwritten signature in black ink that reads "Amy McKinney". The signature is written in a cursive, flowing style.

Amy McKinney
Administrator & Inspector
Macon County Environmental Management Department

Macon County Environmental Management Department

2025 Grant Agreement

The following document describes the terms and conditions of the Spring Clean-up/Recycling Grant awarded to the Village of Forsyth by the Macon County Environmental Management Department.

Grant Terms

The Macon County Environmental Management Department (the Department) on behalf of the Environmental, Education, Health, and Welfare Committee of the Macon County Board, has agreed to provide grant funds to the Village of Forsyth to assist in the 2025 Spring Clean-up/Recycling Program.

Amount of Funding

The Department will reimburse up to \$1,000 for items up to the listed and approved amounts. If electronics will be collected for recycling an additional \$800 will be approved provided a registered electronics recycler will be appointed.

Grant Conditions

- The Grant Completion Form along with all receipts for reimbursement must be submitted **prior to October 1, 2025 but no later than 60 days after the clean-up**. Failure to comply with the 60 days deadline may result in removal from consideration for future grant projects.
- Grant funds will be provided on a reimbursement basis unless other arrangements are made and agreed to by both parties.
- Items purchased using grant funds (such as paper for flyers, announcements, etc.) must contain a percentage of recycled content and be marked as such whenever possible.
- For demonstration purposes, the Department will be able to cite the Pleasant View Township recycling program as an example for other municipalities to follow.
- Adhere to legally applicable federal, state, and local environmental regulations regarding management and disposal of waste.
- Macon County will not be held liable for any problems or accidents occurring with or arising from the purchase and/or use of the items purchased for this project under this agreement.
- The Municipality/Township shall indemnify, hold harmless and defend Macon County, its officers and employees from any and all losses, injuries, damages, liability, claims, penalties,

finances, legal actions (including costs and expenses incidental thereto) which may be asserted or brought against Macon County by any individual or entity and which may arise out of or occur during the performance of this Agreement by the Municipality.

I, the undersigned, do hereby agree to the terms and conditions of this agreement as listed.

Macon County Environmental
Management Administrator

Municipal Representative

Date

Date

ADMINISTRATION REPORTS

ENGINEER'S REPORT

Forsyth; April 2, 2025 Board Meeting

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



Project 6928 – Maroa-Forsyth Grade School Bike Path

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

The acquisition of the two easements necessary for the project are complete. AT&T has been contacted and locations for relocating each of their utility poles has been identified and staked. Ameren informed us they will begin work on moving the pole in the next few weeks.

Construction plans and specifications have been approved by IDOT and signed by the Village. The project will be let in April 2025 with construction commencing in spring of 2025.

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.

Tile replacement work is complete. There is still some final grading work to be done over the tile as well as some final rip rap to be placed along the pond bank. Final seeding and tree installation will be the final items to install this spring once the seed bed has been prepared and all other work is complete.

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.

Burdick and their subcontractors are working with Village staff to complete system startup. Burdick recently received two consecutive passing bacteriological test reports for the raw water main. The application for a final operating permit is being processed. The well operating permit application is still being reviewed by IEPA. We are providing them with additional information as needed to gain approval.

Project 8498 – Advisory Services

US Route 51 Improvements

This project consists of coordination responsibilities with IDOT to communicate the Village's vision on the proposed improvements. The contractor is scheduled to complete the concrete, curb and gutter work, ADA improvements, and various other items on the outside lanes by mid-April. At that time, the weather conditions should be conducive for the sealing of the medians.

Project 8594 – Moon St Sidewalk Improvements

This project consists of reconstructing sidewalks along Elwood St and Smith St from Ruehl St to E. Shafer St (CH 20) and along Moon St from Grant St to the future bike path along the old RXR ROW east of Smith St. The project is now ready for design and a contract for the design and bidding will be forthcoming once the Village has an approved budget for 2025.

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. The Phase I is being processed as a State Approved Categorical Exclusion.

ENGINEER'S REPORT

Forsyth; April 2, 2025 Board Meeting

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



The project has received environmental clearances and Andrews has prepared the PESA. IDOT has provided review comments of the Draft Phase I submittal. Final Phase I Design approval was received from IDOT on Tuesday, February 11, 2025 which clears us for moving forward with Phase II Engineering Design.

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 anticipated to utilize an IEPA loan to fund the construction.

The Project Plan for an IEPA Loan application has been submitted to the IEPA. Awaiting approval of the Project Plan. The IEPA construction permit was received.

We will be submitting a funding nomination to the IEPA this March. This is the first step in obtaining an IEPA loan. Based on the funding application and other criteria such as need etc. the IEPA will announce approved projects for IEPA loan funding in June 2025. If the funding is approved, the project can move forward into construction in the fall 2025.

Project 8811 – Pavement Striping Design & Bid

This project consists of establishing a striping plan for the Village (with the exception of Woodland Hills which is scheduled to be rehabilitated in 2025 and there is no reason to stripe it at this time), finalizing quantities for the striping to include for the contractors for bidding, and bidding services. The contractor completed the first portion of work which included new centerlines, stop bars, and pavement symbols around town. A supplement to do more work under this contract has been approved and work will finish in the spring.

Project 8821 – Parking Lot A Reconstruction

This project consists of removing and reconstructing Parking Lot A with the addition of storm sewer and underground detention. Construction is starting back up with the warmer/drier weather. The contractor is finishing installing the subbase rock. Asphalt will be placed after the asphalt plant opens, currently anticipating roughly the middle of April.

Project 9177 – Prairie Winds Storm Sewer and Utilities

Phase B has started, which is comprised of designing a drainage connection between the proposed Prairie Winds Road storm sewer and the existing drainage ponds located west of the school. Topographic survey is complete and we are moving forward with design and construction plans.

LIBRARY UPDATES:

- The ADA door openers have recently been installed on the front doors of the library. With the push of a button, our library is now more easily accessible to patrons with mobility challenges or in wheelchairs. This will also be a huge help to those pushing strollers, carrying children, or just loaded down with lots of good books! We continue to focus on ways to make our library building and our programs accessible to all.
- Calling all birdwatchers! Thanks in part to a generous donation from Pat Warnick and family, we are excited to add new bird feeders to our outdoor space. We invite our patrons to come grab a cup of coffee, pull out one of our birding books and identify some new friends.
- Our Library of Things continues to grow. This month, we've added in an electric guitar and amp to our collection, thanks to a donation from Randy Flemming. You can also borrow pickleball kits, disc golf equipment, puzzles and more.
- Our Community Garden prep continues. Public Works added in our raised outdoor beds this week in preparation for the spring planting season. Our seedlings are now good-sized plants and we look forward to being able to share with the community. In early May, we plan to host a Plant Swap where residents can bring us a plant to add to our garden and take a few of ours home. We currently have three types of tomatoes, two kinds of peppers, cucumbers, basil and more.
- We had a great turn out at the Trustee Candidate Forum, and the Library is pleased to be able to host these kind of important events in our community.
- Upcoming kids programs include: Sculpting with Clay on March 29, Minecraft Selfies on April 1, Blackout Poetry on April 8, and Pokemon Club on April 10. We also invite families attending the Village Easter Egg Hunt to stop by the library afterwards for a Wooden Egg Decorating Drop-In from 10 AM - 12 PM on April 12.
- Reminder: There will be no Community Watch this month due to the Election on April 1.
- Upcoming adult programs include a Sweet Saturday event on April 5 where patrons can taste-test 5 unique spring-themed dessert options, the final Spring Bingo on April 8, as well as Tech Club and Food for Thought Book Club on April 10.
- The Library will be closed April 18 - 19 for the Easter holiday.

Melanie Weigel, Director

NOW AT YOUR LIBRARY



*Bird Watching
at FPL*



OLD BUSINESS

ITEM 1

Memorandum

To: Mayor and Board of Trustees

From: Rhonda Stewart, Treasurer

Date: April 1, 2025

RE: 1% Local Imposed Grocery Sales Tax

In August 2024 the Illinois Municipal League (IML) magazine provided an article regarding the Illinois Department of Revenue's (IDOR) will be eliminating the 1% Grocery Sales Tax effective on January 1, 2026 (see attached copy).

In summary the Village has two options. Option one would be for the Village to pass an ordinance to implement a local 1% Grocery Sales Tax. To ensure there is no lapse in revenues the ordinance must be postmarked by October 1, 2025, to IDOR. Option two would be for the Village to do nothing which will result in a loss in the 1% Grocery Sales Tax.

To help give you a better understanding of how much the 1% Grocery Sales Tax provides to the Village, it is an estimate of \$66,000.00 per year. This estimate is based upon the year 2023 (2024 has not been completed yet with IDOR).

While the Village currently does not have a standalone Grocery Store, however, the Village does have other local businesses that sell qualifying grocery items that fall within this category. In addition, if a local resident orders a qualifying grocery item online and has it shipped, or a resident has their groceries delivered to their home this too would qualify for the 1 % Grocery Sales Tax.

A couple of additional key items to keep in mind the Village is only replacing the 1% Grocery Sales Tax that will be eliminated January 1, 2026. While the estimated amount of \$66,000.00 may not sound like much however if the Village was to get a standalone Grocery Store or any other local business that sells qualifying grocery items it could have a bigger impact of loss revenues from the 1% Grocery Sales Tax.

This evening staff is recommending approving the ordinance, as we discussed last meeting.

THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

ORDINANCE
NUMBER 2025-6

**AN ORDINANCE IMPLEMENTING A MUNICIPAL GROCERY RETAILERS'
OCCUPATION TAX AND A MUNICIPAL GROCERY SERVICE OCCUPATION TAX**

JIM PECK, Mayor
CHERYL MARTY, Village Clerk

BOB GRUENEWALD
JEFF LONDON
MARILYN J. JOHNSON
JEREMY SHAW
DAVID WENDT
LAUREN YOUNG

Village Trustees

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

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

ORDINANCE NO. 2025-6**AN ORDINANCE IMPLEMENTING A MUNICIPAL GROCERY RETAILERS' OCCUPATION TAX AND A MUNICIPAL GROCERY SERVICE 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, Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) provides that, beginning on January 1, 2026, all Illinois municipalities may impose a tax "upon all persons engaged in the business of selling groceries at retail in the municipality" (the "Municipal Grocery Tax") (65 ILCS 5/8-11-24); and

WHEREAS, the Municipal Grocery Retailers' Occupation Tax may be imposed "at the rate of 1% of the gross receipts from these sales" (65 ILCS 5/8-11-24); and

WHEREAS, any Municipal Grocery Retailers' Occupation Tax shall be administered, collected and enforced by the Illinois Department of Revenue; and

WHEREAS, Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) requires any municipality imposing a Municipal Grocery Retailers' Occupation Tax under Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) to also impose a Service Occupation Tax at the same rate, "upon all persons engaged, in the municipality, in the business of making sales of service, who, as an incident to making those sales of service, transfer groceries" as "an incident to a sale of service" (the "Municipal Grocery

Service Occupation Tax”) (65 ILCS 5/8-11-24); and

WHEREAS, any Municipal Grocery Service Occupation Tax shall be administered, collected and enforced by the Illinois Department of Revenue; and

WHEREAS, the Mayor and the Board of Trustees of the Village believe that it is appropriate, necessary and in the best interests of the Village and its residents, that the Village levy a Municipal Grocery Retailers’ Occupation Tax as permitted by Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24); and

WHEREAS, the Mayor and Board of Trustees of the Village believe that it is appropriate, necessary and in the best interests of the Village and its residents, that the Village levy a Municipal Grocery Service Occupation Tax as permitted by Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24).

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. Municipal Grocery Retailers’ Occupation Tax Imposed. A tax is hereby imposed upon all persons engaged in the business of selling groceries at retail in this municipality at the rate of 1% of the gross receipts from such sales made in the course of such business while this Ordinance is in effect. The imposition of this tax is in accordance with and subject to the provisions of Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24).

Section 3. Municipal Grocery Service Occupation Tax. A tax is hereby imposed upon all persons engaged in this municipality in the business of making sales of service,

who, as an incident to making those sales of service, transfer groceries as an incident to a sale of service. The rate of this tax shall be the same rate identified in Section 2, above. The imposition of this tax is in accordance with and subject to the provisions of Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24).

Section 4. Illinois Department of Revenue to Administer Both Taxes. The taxes hereby imposed, and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the Department of Revenue of the State of Illinois. The Illinois Department of Revenue shall have full power to administer and enforce the provisions of this Ordinance.

Section 5. 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 hereby directed to file a certified copy of this Ordinance with the Illinois Department of Revenue on or before October 1, 2025.

Section 6. Effective Date. The taxes imposed by this Ordinance shall take effect on January 1, 2026.

Section 7. 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 8. 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 9. 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 10. Publication. The Clerk is directed by the corporate authorities to publish this Ordinance in pamphlet form. This Ordinance shall be in full force and effect after its passage and publication in accordance with 65 ILCS 5/1-2-4.

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

	YES	NO	ABSENT	PRESENT
GRUENEWALD				
JOHNSON				
LONDON				
SHAW				
WENDT				
YOUNG				
PECK				
TOTAL				

VILLAGE OF FORSYTH

Jim Peck, Village Mayor

Attest:

Cheryl Marty, Village Clerk

NEW BUSINESS

ITEM 1

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Ryan Raleigh, Director of Planning and Zoning
Date: March 28, 2025
Subject: Final Plat and Minor Subdivision

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

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

Based on the public hearing, the Commission voted 6 to 0 to recommend approval.

RECOMMENDATION & FINDINGS OF FACT

To: Village of Forsyth Board of Trustees
From: Planning & Zoning Commission
Re: Recommendation for approval of a final plat for a minor subdivision for the real property located at 260 E. Weaver Rd., Forsyth, IL 62535 and legally described as AKERS PLACE S110.30 E213.29 OF LOT 13 213.29110.3 58 07 2 03 0032 004 00
Date: March 27, 2025

On March 27, 2025, the Planning and Zoning Commission ("Commission") held a public hearing on the petition for approval of the final plat for a minor subdivision of the property located at 260 E. Weaver Rd., Forsyth, IL 62535. The notice of the public hearing was published in the Herald & Review on March 12, 2025. A copy of the certificate of publication is attached.

Darryl Dougherty owns the property at 260 E. Weaver Road, petitioned to divide the property into two lots. This will modify the plots legally described as A SUBDIVISION OF THE NORTH 112.00 FEET OF THE SOUTH 222.30 FEET OF THE EAST 213.29 FEET OF LOT THIRTEEN OF AKERS PLACE ADDITION TO THE VILLAGE OF FORSYTH AS PER PLAT RECORDED IN BOOK 335 ON PAGE 18 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS.

Based on the public hearing, the Commission voted 6 to 0 to recommend approval of the final plat attached here in as Exhibit 1. Based on the public hearing, the Commission found the special use will:

- (1) Be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and/or this Ordinance;
- (2) be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area;
- (3) not be hazardous or disturbing to existing or future neighborhood uses;
- (4) be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
- (5) not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village of Forsyth;
- (6) not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue, or relief; and
- (7) not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance to the Village of Forsyth.

Chairman, Planning & Zoning Commission

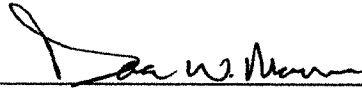
SURVEYOR'S REPORT

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

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

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

Dated January 31, 2025 at Forsyth, Illinois.



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

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

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

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

does hereby adopt the following as the Owner's Declaration of Akers Place Second Addition and does hereby designate the addition as "AKERS PLACE SECOND ADDITION", and the same shall be so known hereafter; and does hereby dedicate to the public to be used as public highways or streets, if any, the street identified on the plat, and also for watermains, drainage facilities and public utility purposes, that portion of the above-described premises shown on the plat as streets or boulevards, if any; and does hereby dedicate for watermains, drainage facilities and public utility purposes the various easement strips so designated on the plat as "Public Utility Easement"; hereby waiving in such portions so dedicated all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The following covenants and restrictions in their entirety shall apply to such addition:

1. Grant and Use of Easements.

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

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

2. Building Setback.

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

3. Subordination of Mortgages.

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

4. Not Severable.

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

5. Miscellaneous.

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

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

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

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

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

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

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

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

on this 4 day of February, 2025.

By: 
Owner

OWNER'S AFFIDAVIT

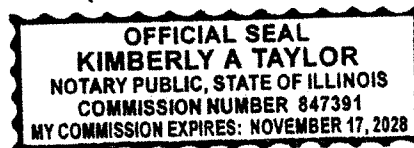
STATE OF Illinois)
) SS
COUNTY OF Macou)

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

Darryl Dougherty
as the Owner, personally known to me to be the same persons whose names are subscribed to
the foregoing instrument, appeared before me this day in person and acknowledged that they
signed, sealed and delivered this instrument as their free and voluntary act for the use and
purposes therein set forth.

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

Kimberly A Taylor
Notary Public



TAX CERTIFICATION

STATE OF ILLINOIS)

) SS

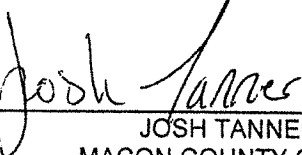
COUNTY OF MACON)

I, Josh Tanner, County Clerk in and for the County and State aforesaid, do hereby certify that I find no redeemable tax, tax sales or unpaid forfeited taxes against any of the real estate known and is more particularly described as follows:

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

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

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



JOSH TANNER
MACON COUNTY CLERK 

APPROVAL (BOARD)

STATE OF ILLINOIS)

) SS

COUNTY OF MACON)

This is to certify that the attached Plat of AKERS PLACE SECOND ADDITION, with the accompanying certificates, was submitted to the Board of the Village of Forsyth and was by the Board duly approved.

Dated this _____ day of _____, 2025.

Mayor of the Village of Forsyth, Illinois

Clerk of the Village of Forsyth, Illinois

APPROVAL (PLANNING AND ZONING COMMISSION)

STATE OF ILLINOIS)

) SS

COUNTY OF MACON)

Representing the Planning and Zoning Commission of the Village of Forsyth, Illinois, we do hereby approve the attached plat of AKERS PLACE SECOND ADDITION for record,

this _____ day of _____, 2025.

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

Attest:

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

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

1/24/25

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

Re: AKERS PLACE SECOND ADDITION

Dear Mr. Mann:

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

Sincerely,

ANDREW L BENDER

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

RE: [EXTERNAL] Akers Place Second Addition

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

To: mannengr@yahoo.com

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

Mr. Mann,

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

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

Sincerely,

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

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

Mr. Wyman,

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

Dana Mann, PE, PLS

Mann Engineering & Surveying, LLC

ph. (217) 433-4537



January 31, 2025

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

RE: Akers Place Second Addition - Project No. 2449

Dear Mr. Mann:

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

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

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

Sincerely,

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

Dee Hortenstine, SR/WA
Sr. Real Estate Agent

cc: Andrue Zulueta

NOTICE OF PUBLIC HEARING

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

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

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

Herald&Review

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Burlington, ss:

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

PUBLICATION DATES:

Mar. 12, 2025

NOTICE ID: Mexvdcq3diPhkVOCgNDx

PUBLISHER ID: COL-9000708

NOTICE NAME: Planning & Zoning March Meeting

Publication Fee: 99.38

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

Bailee Liston

(Signed) _____

VERIFICATION

State of New Jersey
County of Burlington

LIZA ORTIZ
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires November 27, 2028

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

Liza Ortiz

Notary Public

Notarized remotely online using communication technology via Proof.

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3/12 COL-9000708

RECOMMENDATION & FINDINGS OF FACT

To: Village of Forsyth Board of Trustees
From: Planning & Zoning Commission
Re: Recommendation for approval of a final plat for a minor subdivision for the real property located at 260 E. Weaver Rd., Forsyth, IL 62535 and legally described as AKERS PLACE S110.30 E213.29 OF LOT 13 213.29110.3 58 07 2 03 0032 004 00
Date: March 27, 2025

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Based on the public hearing, the Commission voted 6 to 0 to recommend approval of the final plat attached here in as Exhibit 1. Based on the public hearing, the Commission found the special use will:

- (1) Be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and/or this Ordinance;
- (2) be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area;
- (3) not be hazardous or disturbing to existing or future neighborhood uses;
- (4) be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
- (5) not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village of Forsyth;
- (6) not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue, or relief; and
- (7) not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance to the Village of Forsyth.

Chairman, Planning & Zoning Commission

THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

**ORDINANCE
NUMBER 2025-7**

**AN ORDINANCE APPROVING FINAL PLAT FOR MINOR SUBDIVISION OF
PROPERTY AT 260 E. WEAVER ROAD, FORSYTH, MACON COUNTY, ILLINOIS
(PIN: 07-07-14-305-018)**

JIM PECK, Mayor
CHERYL MARTY, Village Clerk

BOB GRUENEWALD
JEFF LONDON
MARILYN J. JOHNSON
JEREMY SHAW
DAVID WENDT
LAUREN YOUNG

Village Trustees

Published in pamphlet form by authority of the Mayor and Board of Trustees of the Village of Forsyth
April __, 2025.

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

ORDINANCE NO. 2025-7

**AN ORDINANCE APPROVING FINAL PLAT FOR MINOR SUBDIVISION OF
PROPERTY AT 260 E. WEAVER ROAD, FORSYTH, MACON COUNTY, ILLINOIS
(PIN: 07-07-14-305-018).**

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

WHEREAS, the Village’s Development Ordinance Code, Article XI provides for the subdivision of real property pursuant to the authority granted it in 65 ILCS 5/11-12-8; and

WHEREAS, the Village’s Development Ordinance Code, Sections 11.2 and 11.5 provide for the requirements of final plats for minor subdivision; and

WHEREAS, the Village’s Development Ordinance Code, Article IX and XI, sets forth the process for approving the final plat for minor subdivision; and

WHEREAS, Dough Property Group / Darryl Dougherty petitioned for approval of final plat of minor subdivision for the property commonly known as 260 E. Weaver Road, Forsyth, IL 62535 and legally described as THE NORTH 112.00 FEET OF THE SOUTH 222.30 FEET OF THE EAST 213.29 FEET OF LOT THIRTEEN OF AKERS PLACE ADDITION TO THE VILLAGE OF FORSYTH AS PER PLAT RECORDED IN BOOK 335 ON PAGE 18 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS (07-07-14-305-018) with said subdivision plat attached as **Exhibit A**;

WHEREAS, notice of the public hearing on SC Forsyth, LLC’s petition was published on March 12, 2025;

WHEREAS, the Planning and Zoning Commission held a meeting and Dough

Property Group / Darryl Dougherty petitioned for approval of its final plat for minor subdivision on March 27, 2025; and

WHEREAS, at said meeting, the Planning and Zoning Commission voted to recommend approval of same by a vote of 6-0 and adopts the findings and recommendations in the staff report attached as **Exhibit B**; and

WHEREAS, the Mayor and the Board of Trustees of the Village of Forsyth, Illinois, desire to approve Dough Property Group / Darryl Dougherty's petition as set forth herein.

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

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

Section 2. Findings. The Village Board finds that all of the requirements of Section 11.2 and 11.5 of the Village's Development Ordinance have been complied with and the application for approval of Dough Property Group / Darryl Dougherty petition for approval of its final plat for minor subdivision of the property commonly known as 260 E. Weaver Road, Forsyth, IL 62535 and legally described as THE NORTH 112.00 FEET OF THE SOUTH 222.30 FEET OF THE EAST 213.29 FEET OF LOT THIRTEEN OF AKERS PLACE ADDITION TO THE VILLAGE OF FORSYTH AS PER PLAT RECORDED IN BOOK 335 ON PAGE 18 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS (07-07-14-305-018), shall be granted.

Section 3. Approval of Dough Property Group / Darryl Dougherty's Petition. The Village Board hereby approves Dough Property Group / Darryl Dougherty's petition and final plat of minor subdivision attached as **Exhibit A** having considered the information in

both **Exhibit A** and **Exhibit B**.

Section 4. 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 5. 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 6. Effectiveness. This ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this ____ day of April, 2025, at Forsyth, Macon County, Illinois.

	YES	NO	ABSENT	PRESENT
GRUENEWALD				
JOHNSON				
LONDON				
SHAW				
WENDT				
YOUNG				
PECK				
TOTAL				

VILLAGE OF FORSYTH

Jim Peck, Village Mayor

Attest:

Cheryl Marty, Village Clerk

**EXHIBIT A
PLAT**

SURVEYOR'S REPORT

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

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

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

Dated January 31, 2025 at Forsyth, Illinois.

hai
DANA W. MANN

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3698

P.O. Box 321
Forsyth, Illinois 62535
217-433-4537
Expires 11-30-2026

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

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

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

does hereby adopt the following as the Owner's Declaration of Akers Place Second Addition and does hereby designate the addition as "AKERS PLACE SECOND ADDITION", and the same shall be so known hereafter; and does hereby dedicate to the public to be used as public highways or streets, if any, the street identified on the plat, and also for watermains, drainage facilities and public utility purposes, that portion of the above-described premises shown on the plat as streets or boulevards, if any; and does hereby dedicate for watermains, drainage facilities and public utility purposes the various easement strips so designated on the plat as "Public Utility Easement"; hereby waiving in such portions so dedicated all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The following covenants and restrictions in their entirety shall apply to such addition:

I. Grant and Use of Easements.

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

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

2. Building Setback.

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

3. Subordination of Mortgage.

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

4. Not Severable.

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

5. Miscellaneous.

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

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

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

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

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

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

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

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

on this *ij* ___ day of February, 2025.

By: **JJ?J7?**
Owner

OWNER'S AFFIDAVIT

STATE OF U.f.t11.J1Aa

) ss

COUNTY Of Ik1 C(.IfYI

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

Darryl Dougherty

as the Owner, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered this instrument as their free and voluntary act for the use and purposes therein set forth.

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

A :>UA,iri
(Notary Public)

OFFICIAL SEAL
KIMBERLY A TAYLOR
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NUMBER 847391
MY COMMISSION EXPIRES: NOVEMBER 17, 2028

TAX CERTIFICATION

STATE OF ILLINOIS

)SS

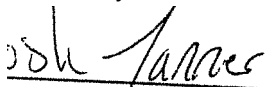
COUNTY OF MACON)

I, Josh Tanner, County Clerk in and for the County and State aforesaid, do hereby certify that I find no redeemable tax, tax sales or unpaid forfeited taxes against any of the real estate known and is more particularly described as follows:

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

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

IN WITNESS, I have hereunto set my hand and, seal this ..lyrh day of January, 2025.



JOSH TANNER
MACON JOSH TANNER
MACON COUNTY CLERK 

APPROVAL (BOARD)

STATE OF ILLINOIS

) ss

COUNTY OF MACON)

This is to certify that the attached Plat of AKERS PLACE SECOND ADDITION, with the accompanying certificates, was submitted to the Board of the Village of Forsyth and was by the Board duly approved.

Dated this _____ day of _____, 2025.

Mayor of the Village of Forsyth, Illinois

Clerk of the Village of Forsyth, Illinois

APPROVAL (PLANNING AND ZONING COMMISSION)

STATE OF ILLINOIS

) ss

COUNTY OF MACON)

Representing the Planning and Zoning Commission of the Village of Forsyth, Illinois, we do hereby approve the attached plat of AKERS PLACE SECOND ADDITION for record,

this _____ day of _____, 2025.

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

AUest: _____
Secretary, Planning and Zoning Commission
of the Village of Forsyth, Illinois

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

1/24/25

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

Re: AKERS PLACE SECOND ADDITION

Dear Mr. Mann:

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

Sincerely,

ANDREW L BENDER

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

RE: [EXTERNAL] Akers Place Second Addition

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

To: mannengr@yahoo.com

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

Mr. Mann,

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

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

Sincerely,

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

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

•Mr.Wyman,

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

• Dana Mann, PE, PLS

Mann Engineering & Surveying, LLC ,

ph. (217) 433-4537

[illegible]

EXHIBIT B
REPORT AND RECOMMENDATION

RECOMMENDATION & FINDINGS OF FACT

To: Village of Forsyth Board of Trustees

From: Planning & Zoning Commission

Re: Recommendation for approval of a final plat for a minor subdivision for the real property located at 260 E. Weaver Rd., Forsyth, IL 62535 and legally described as AKERS PLACE S110.30 E213.29 OF LOT 13 213.29110.3 58 07 2 03 0032 004 00

Date: March 27, 2025

On March 27, 2025, the Planning and Zoning Commission ("Commission") held a public hearing on the petition for approval of the final plat for a minor subdivision of the property located at 260 E. Weaver Rd., Forsyth, IL 62535. The notice of the public hearing was published in the Herald & Review on March 12, 2025. A copy of the certificate of publication is attached.

Darryl Dougherty owns the property at 260 E. Weaver Road, petitioned to divide the property into two lots. This will modify the plots legally described as A SUBDIVISION OF THE NORTH 112.00 FEET OF THE SOUTH 222.30 FEET OF THE EAST 213.29 FEET OF LOT THIRTEEN OF AKERS PLACE ADDITION TO THE VILLAGE OF FORSYTH AS PER PLAT RECORDED IN BOOK 335 ON PAGE 18 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS.

Based on the public hearing, the Commission voted 6 to 0 to recommend approval of the final plat attached here in as Exhibit 1. Based on the public hearing, the Commission found the special use will:

- (1) Be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and/or this Ordinance;
- (2) be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area;
- (3) not be hazardous or disturbing to existing or future neighborhood uses;
- (4) be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
- (5) not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village of Forsyth;
- (6) not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue, or relief; and
- (7) not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance to the Village of Forsyth.

Chairman, Planning & Zoning Commission

NEW BUSINESS

ITEM 2



MEMORANDUM

To: The Honorable President and Board of Trustees
From: Ryan Raleigh, Director of Planning and Zoning
Date: March 28, 2025
Subject: Minor Subdivision & Plat

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

Horve Builders is purchasing the multi-family homes from the new owners of Christian Village, DBA 565 West Marion Avenue, LLC, and is subdividing the lot into 3 separate lots. Horve Builders will own lot 2 and 3. The re-plat also divides out the roads and sidewalks to become the property of the Village of Forsyth.

This lot is zoned R3 – Multi-Family Residential

The Planning and Zoning Commission voted 6 to 0 to approve the re-plat.

RECOMMENDATION & FINDINGS OF FACT

To: Village of Forsyth Board of Trustees
From: Planning & Zoning Commission
Re: Recommendation for approval of a re-plat for a minor subdivision Hickory Point Christian Village Subdivision Third Addition and legally described as Lot One (1) of Hickory Point Christian Village Subdivision, as per Plat Recorded in Book 1832 Page 569 of the Records in the Recorder's Office of Macon County, Illinois Situated in Macon County, Illinois. PIN 07-07-15-451-006.
Date: March 28, 2025

On March 27, 2025, the Planning and Zoning Commission ("Commission") held a public hearing on the petition for approval of the re-plat for a minor subdivision Hickory Point Christian Village Subdivision Third Addition and legally described as Lot One (1) of Hickory Point Christian Village Subdivision, as per Plat Recorded in Book 1832 Page 569 of the Records in the Recorder's Office of Macon County, Illinois Situated in Macon County, Illinois.

Horve Builders is purchasing the multi-family homes from the new owners of Christian Village, DBA 565 West Marion Avenue, LLC, and is subdividing the lot into 3 separate lots. Horve Builders will own lot 2 and 3. The re-plat also divides out the roads and sidewalks to become the property of the Village of Forsyth.

This lot is zoned R3 – Multi-Family Residential

Based on the public hearing, the Commission voted 6 to 0 to recommend approval of the final re-plat attached here in as Exhibit 1. Based on the public hearing, the Commission found the special use will:

- (1) Be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and/or this Ordinance;
- (2) be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area;
- (3) not be hazardous or disturbing to existing or future neighborhood uses;
- (4) be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
- (5) not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village of Forsyth;
- (6) not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue, or relief; and
- (7) not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance to the Village of Forsyth.

Chairman, Planning & Zoning Commission

SURVEYOR'S CERTIFICATE

I, Robert M. Cox, a duly licensed surveyor, Certificate No. 3779, residing in Macon County, Illinois, do hereby certify that at the request of **565 WEST MARION AVENUE, LLC**, owners of the property hereinafter described, the same being situated in the Village of Forsyth, Macon County, State of Illinois, have made a true and accurate survey of said tract of land and is more particularly described as follows:

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

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

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

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

OWNER'S DECLARATION

BE IT KNOWN that **565 WEST MARION AVENUE, LLC** being the owners of the premises described in the preceding Surveyor's Certificate, situated in the Village of Forsyth, County of Macon, and the State of Illinois, do hereby subdivide the said tract of land and do hereby make the attached plat of said subdivision for the purpose of the sale of the lots therein by number as designated on said plat and do hereby designate the subdivision as "**HICKORY POINT CHRISTIAN VILLAGE SUBDIVISION THIRD ADDITION**" and the same shall be so known hereafter. I do hereby dedicate to the public to be used as public streets or boulevards; and I do hereby dedicate for sewers, water mains, drainage facilities and public utility purposes the various easement strips so designated on the plat as "drainage & utility easement"; hereby waiving in such portions so dedicated all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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

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

IN WITNESS WHEREOF, **565 WEST MARION AVENUE, LLC** hereunto set their hand and seal this ____ day of _____, 2025.

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

TAX CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this

_____ day of _____, 2025.

County Clerk

APPROVAL

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

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

Dated this _____ day of _____, 2025.

Mayor, Village of Forsyth

Clerk, Village of Forsyth

APPROVAL

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

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

Dated this _____ day of _____, 2025.

Chairman, Village of Forsyth Planning Commission

Secretary, Village of Forsyth Planning Commission

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

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

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

OWNERS' AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

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

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

Notary Public

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

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

Dated at Forsyth, Macon County, Illinois this _____ day of _____, 2025.

Clerk of the Village of Forsyth, Illinois

NOTICE OF PUBLIC HEARING

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

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

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

Herald&Review

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Burlington, ss:

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

PUBLICATION DATES:

Mar. 12, 2025

NOTICE ID: Mexvdcq3diPhkVOCgNDx

PUBLISHER ID: COL-9000708

NOTICE NAME: Planning & Zoning March Meeting

Publication Fee: 99.38

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

Bailee Liston

(Signed) _____

VERIFICATION

State of New Jersey
County of Burlington

LIZA ORTIZ
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires November 27, 2028

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

Liza Ortiz

Notary Public

Notarized remotely online using communication technology via Proof.

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

THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

**ORDINANCE
NUMBER 2025-8**

**AN ORDINANCE APPROVING FINAL PLAT FOR MINOR SUBDIVISION OF
HICKORY POINT CHRISTIAN VILLAGE SUBDIVISION PROPERTY IN FORSYTH,
MACON COUNTY, ILLINOIS (PIN: 07-07-15-451-006) AND ACCEPTING
DEDICATION OF MARION AND HOPE**

JIM PECK, Mayor
CHERYL MARTY, Village Clerk

BOB GRUENEWALD
JEFF LONDON
MARILYN J. JOHNSON
JEREMY SHAW
DAVID WENDT
LAUREN YOUNG

Village Trustees

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

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

ORDINANCE NO. 2025-8

**AN ORDINANCE APPROVING FINAL PLAT FOR MINOR SUBDIVISION OF
HICKORY POINT CHRISTIAN VILLAGE SUBDIVISION PROPERTY IN FORSYTH,
MACON COUNTY, ILLINOIS (PIN: 07-07-15-451-006) AND ACCEPTING
DEDICATION OF MARION AND HOPE**

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

WHEREAS, the Village’s Development Ordinance Code, Article XI provides for the subdivision of real property pursuant to the authority granted it in 65 ILCS 5/11-12-8; and

WHEREAS, the Village’s Development Ordinance Code, Sections 11.2 and 11.5 provide for the requirements of final plats for minor subdivision; and

WHEREAS, the Village’s Development Ordinance Code, Article IX and XI, sets forth the process for approving the final plat for minor subdivision; and

WHEREAS, Horve Builders with 565 West Marion Avenue, LLC petitioned for approval of final plat of minor subdivision for the property commonly known as real property commonly known as Hickory Point Christian Village in Forsyth, IL 62535 and legally described as Lot One (1) of Hickory Point Christian Village Subdivision, as per Plat Recorded in Book 1832 Page 569 of the Records in the Recorder’s Office of Macon County, Illinois Situated in Macon County, Illinois (PIN 07-07-15-451-006) with said subdivision plat attached as **Exhibit A**.

WHEREAS, notice of the public hearing on SC Forsyth, LLC’s petition was published on March 12, 2025;

WHEREAS, the Planning and Zoning Commission held a meeting and Horve

Builders with 565 West Marion Avenue, LLC petitioned for approval of its final plat for minor subdivision on March 27, 2025; and

WHEREAS, at said meeting, the Planning and Zoning Commission voted to recommend approval of same by a vote of 6-0 and adopts the findings and recommendations in the staff report attached as **Exhibit B**; and

WHEREAS, as part of the approval of this final plat the right of way including roadways and sidewalks shown as Marion and Hope as shown on **Exhibit A** shall be dedicated to the Village; and

WHEREAS, with the approval of the final plat and passage of this Ordinance, the Village intends to accept the dedication of Marion and Hope as shown on **Exhibit A**; and

WHEREAS, the Mayor and the Board of Trustees of the Village of Forsyth, Illinois, desire to approve the petition and accept the right of way dedication as set forth herein.

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

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

Section 2. Findings. The Village Board finds that all of the requirements of Section 11.2 and 11.5 of the Village's Development Ordinance have been complied with and the application for approval of this petition for approval of final plat for minor subdivision of the property commonly known as Hickory Point Christian Village in Forsyth, IL 62535 and legally described as Lot One (1) of Hickory Point Christian Village Subdivision, as per Plat Recorded in Book 1832 Page 569 of the Records in the Recorder's Office of Macon County, Illinois Situated in Macon County, Illinois (PIN 07-

07-15-451-006) shall be granted.

Section 3. Approval of Petition for Approval of Final Plat and Acceptance of Dedication. The Village Board hereby approves the petition and final plat of minor subdivision attached as **Exhibit A** having considered the information in both **Exhibit A** and **Exhibit B**. The Village Board accepts the dedication of Marion and Hope as shown in **Exhibit A**. The Village Board authorizes and directs the Village Mayor and / or Village Administrator to execute all documents necessary for the approval of the final plat and for acceptance of the dedication as set forth herein and shown on **Exhibit A**.

Section 4. 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 5. 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 6. Effectiveness. This ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this ____ day of April, 2025, at Forsyth, Macon County, Illinois.

	YES	NO	ABSENT	PRESENT
GRUENEWALD				
JOHNSON				
LONDON				

SHAW				
WENDT				
YOUNG				
PECK				
TOTAL				

VILLAGE OF FORSYTH

Jim Peck, Village Mayor

Attest:

Cheryl Marty, Village Clerk

**EXHIBIT A
PLAT**

SURVEYOR'S CERTIFICATE

I, Robert M. Cox, a duly licensed surveyor, Certificate No. 3779, residing in Macon County, Illinois, do hereby certify that at the request of **565 WEST MARION AVENUE, LLC**, owners of the property hereinafter described, the same being situated in the Village of Forsyth, Macon County, State of Illinois, have made a true and accurate survey of said tract of land and is more particularly described as follows:

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

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

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

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

OWNER'S DECLARATION

BE IT KNOWN that **565 WEST MARION AVENUE, LLC** being the owners of the premises described in the preceding Surveyor's Certificate, situated in the Village of Forsyth, County of Macon, and the State of Illinois, do hereby subdivide the said tract of land and do hereby make the attached plat of said subdivision for the purpose of the sale of the lots therein by number as designated on said plat and do hereby designate the subdivision as "**HICKORY POINT CHRISTIAN VILLAGE SUBDIVISION THIRD ADDITION**" and the same shall be so known hereafter. I do hereby dedicate to the public to be used as public streets or boulevards; and I do hereby dedicate for sewers, water mains, drainage facilities and public utility purposes the various easement strips so designated on the plat as "drainage & utility easement"; hereby waiving in such portions so dedicated all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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

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

IN WITNESS WHEREOF, **565 WEST MARION AVENUE, LLC** hereunto set their hand and seal this ____ day of _____, 2025.

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

TAX CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

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

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

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

County Clerk

APPROVAL

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

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

Dated this _____ day of _____, 2025.

Mayor, Village of Forsyth

Clerk, Village of Forsyth

APPROVAL

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

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

Dated this _____ day of _____, 2025.

Chairman, Village of Forsyth Planning Commission

Secretary, Village of Forsyth Planning Commission

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

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

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

OWNERS' AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

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

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

Notary Public

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

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

Dated at Forsyth, Macon County, Illinois this _____ day of _____, 2025.

Clerk of the Village of Forsyth, Illinois

EXHIBIT B
REPORT AND RECOMMENDATION

RECOMMENDATION & FINDINGS OF FACT

To: Village of Forsyth Board of Trustees
From: Planning & Zoning Commission
Re: Recommendation for approval of a re-plat for a minor subdivision Hickory Point Christian Village Subdivision Third Addition and legally described as Lot One (1) of Hickory Point Christian Village Subdivision, as per Plat Recorded in Book 1832 Page 569 of the Records in the Recorder's Office of Macon County, Illinois Situated in Macon County, Illinois. PIN 07-07-15-451-006.
Date: March 28, 2025

On March 27, 2025, the Planning and Zoning Commission ("Commission") held a public hearing on the petition for approval of the re-plat for a minor subdivision Hickory Point Christian Village Subdivision Third Addition and legally described as Lot One (1) of Hickory Point Christian Village Subdivision, as per Plat Recorded in Book 1832 Page 569 of the Records in the Recorder's Office of Macon County, Illinois Situated in Macon County, Illinois.

Horve Builders is purchasing the multi-family homes from the new owners of Christian Village, DBA 565 West Marion Avenue, LLC, and is subdividing the lot into 3 separate lots. Horve Builders will own lot 2 and 3. The re-plat also divides out the roads and sidewalks to become the property of the Village of Forsyth.

This lot is zoned R3 – Multi-Family Residential

Based on the public hearing, the Commission voted 6 to 0 to recommend approval of the final re-plat attached here in as Exhibit 1. Based on the public hearing, the Commission found the special use will:

- (1) Be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and/or this Ordinance;
- (2) be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area;
- (3) not be hazardous or disturbing to existing or future neighborhood uses;
- (4) be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
- (5) not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village of Forsyth;
- (6) not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue, or relief; and
- (7) not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance to the Village of Forsyth.

Chairman, Planning & Zoning Commission

NEW BUSINESS

ITEM 3

MEMORANDUM

TO: The Honorable Village President and Board of Trustees

FROM: Melanie Weigel, Director of Forsyth Public Library

DATE: March 20, 2025

RE: Library Furniture - Study Pod

As we continue to bring in more visitors to the Forsyth Public Library on a regular basis, we are looking for creative solutions to maximize our available space in a way that best meets our patron needs. One challenge we are facing is the need for more private spaces within the library for individuals and small groups to be able to talk and collaborate in a way that doesn't interrupt other library users. Examples include:

- A patron who needed to use our dependable internet connection for a Zoom job interview
- A patron who uses the library as an alternative location when working from home but was asked to join an online meeting unexpectedly
- Two local students who needed to collaborate on an upcoming school presentation
- A patron who was tutoring a student

After further investigation, we believe that a study pod is a great solution to the problem that doesn't require us to significantly alter the layout of our building with a large construction project in the event that needs change in the future. The study pod features include ventilation, soundproofing, plug-and-play power, and portability via casters. On our FPL Community Survey, we asked about several upcoming projects including the potential of a study pod and respondents were very positive about the new addition.

We received a quote of \$21,854.40 from Illini Supply for this project, which includes delivery and installation. Their bid was lower than all of the other online options I explored. This amount was included in our FY25 budget, and I highly recommend that the Village move forward with the purchase. Please don't hesitate to reach out with any additional questions.





111 Illini Drive
Forsyth, IL 62535

Voice: 217-877-6551
Fax: 217-877-6646

QUOTATION

Quote Number: 12521
Quote Date: Jan 9, 2025
Page: 1

Bill To:

Forsyth Public Library
268 South Elwood Street
Forsyth, IL 62535

Ship To:

Forsyth Library
268 South Elwood Street
Forsyth, IL 62535

Customer ID	Payment Terms	Sales Rep
600013	Net 30 Days	Melody M. McCoy

Quantity	Description	Unit Price	Amount
1.00	Friant We Time Phone Booth, 86.5" x 47" x 86.5", 2 Plugs, 1USB-A, 1 USB-C, 4 Fans, Airflow 2680 L/min, Air Replaces Every 1.8 min, Manual Lighting	20,357.60	20,357.60
1.00	Freight (Freight is estimated. Due to fluctuating rates, we will bill actual charges.)	711.80	711.80
1.00	ISI to Receive, Deliver and Install. Installation assumes first floor delivery or use of elevator unless otherwise noted.	785.00	785.00

Area must be ready for installation to avoid additional charges. Quote reflects elevator availability and normal business hours. Electrical hook-ups are not included and changes to the plan may result in additional charges.

Subtotal	21,854.40
Sales Tax	
TOTAL	21,854.40

Unless noted, installation is quoted at our standard charges NOT prevailing wage.
Made to order products are not returnable - check with office regarding other items. All orders and quotations are subject to the approval from our headquarters, and quotations are subject to prompt acceptance and change without notice. All orders are subject to delays occasioned by accidents, strikes, fires or causes beyond our control. Claims for defective material or workmanship are to be made within ten days after the receipt of goods. We reserve the right to correct any clerical or stenographic errors. Plus sales tax when applicable. Unless otherwise agreed upon, interest at 18 per annum to be paid on accounts 30 days overdue. The title and ownership to the property called for and furnished under the terms of this contract shall remain in the seller until full and final payment in cash shall have been made according to the terms agreed upon. In case of default in payment, the seller may repossess the property wherever found and shall not be liable to anyone in any action for the return of any money paid nor for any damages whatsoever. Any money paid upon such account shall be deemed to have been paid as part compensation for the use of the product and to cover wear, tear and expenses. It is further agreed that no part of the product shall become a fixture of being attached to real estate.
We assume no liability for freight damage. We will assist you with your claims.

We accept order with noted changes:

By _____

NEW BUSINESS

ITEM 4

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Jill Applebee, Village Administrator
Date: April 1, 2025
Subject: Sullivan TIF

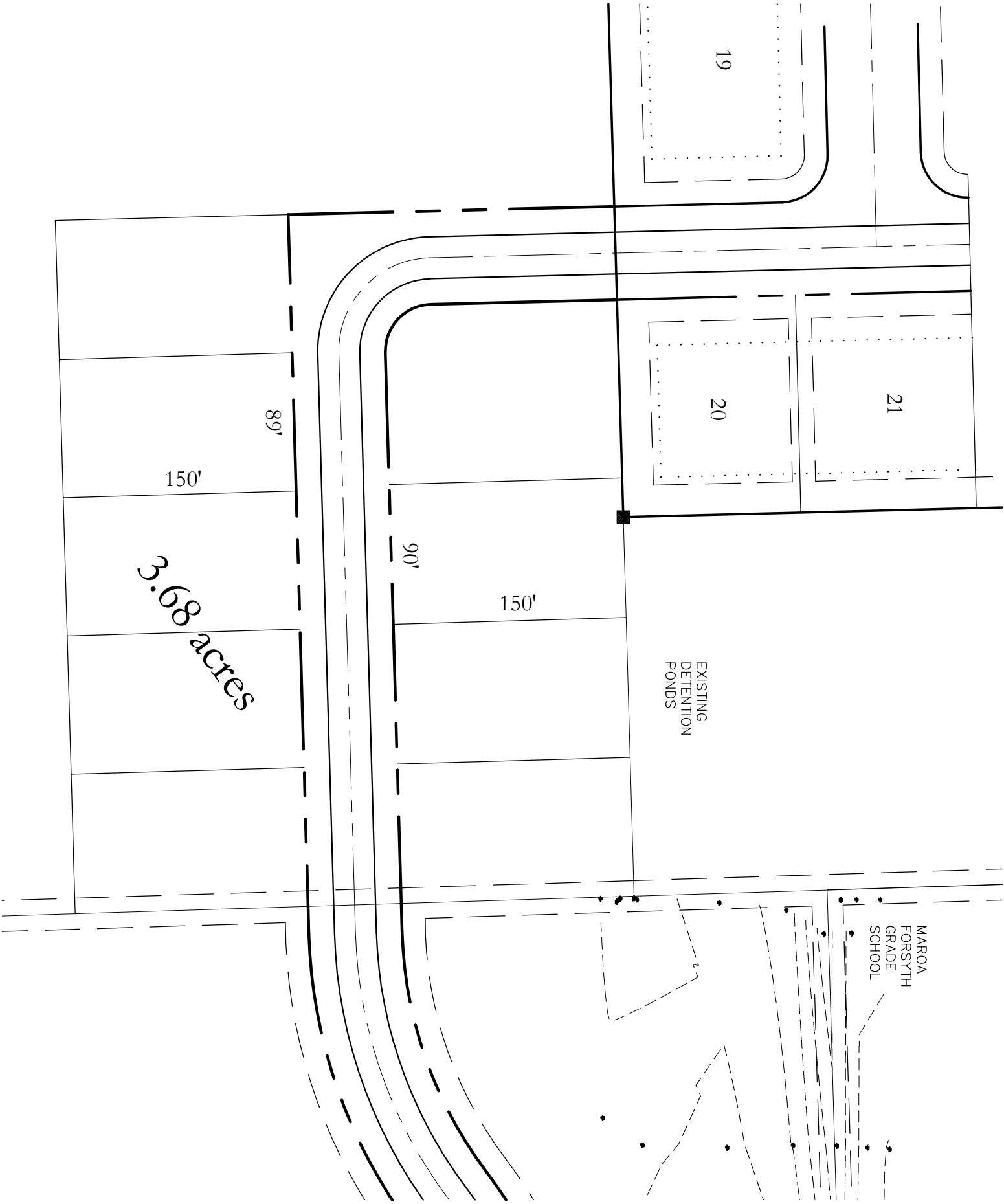
Sullivan developers would like to purchase 3.5 - 4 acres on the south east side of the current subdivision to include 10 additional Phase 3 homes.

We are considering two possible options:

1. Renegotiate his existing TIF to include this additional land, allowing for 90%, with him covering all infrastructure and road costs.
2. Keep the existing TIF as is and establish a new TIF for the additional 3-6 acres, where we would handle the infrastructure, and he would take care of the road.

Attached is a projection that includes the 10 additional Phase 3 homes, additional eligible project costs of \$857,000, and changing the Developer Share to 90% of the net increment for the life of the Agreement. Based on these assumptions, it appears he could be paid back by the end of the TIF and he would take on all the infrastructure costs. TIF IL and staff believe this is the best option for the Village and Sullivan Developers.

Once we agree on what a TIF agreement would look like we will move forward with the purchase of land.



VILLAGE OF FORSYTH TIF DISTRICT
SULLIVAN DEVELOPERS, LLC - PRAIRIE WIND SUBDIVISION PROJECT

Copyright © 2025, Jacob & Klein, Ltd. and The Economic Development Group, Ltd.

AMENDED AGREEMENT WITH PHASE 3

3/26/2025

TIF FORMED

Calendar Year of Receipts	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Built in 2019-2022				\$9,530	\$29,036	\$38,879	\$64,523	\$65,813	\$67,129	\$68,472	\$69,841	\$71,238	\$72,663
Built in 2023						Built	Assessed	\$17,366	\$17,714	\$18,068	\$18,429	\$18,798	\$19,174
Built in 2024							Built	Assessed	\$26,050	\$26,571	\$27,102	\$27,644	\$28,197
Built in 2025								Built	Assessed	\$34,733	\$35,428	\$36,136	\$36,859
Built in 2026									Assessed	\$34,733	\$35,428	\$36,136	\$36,859
Total Real Estate Tax Increment				\$9,530	\$29,036	\$38,879	\$64,523	\$65,813	\$67,129	\$68,472	\$69,841	\$71,238	\$72,663
Schools' Share & Project Admin.				\$2,694	\$8,235	\$10,807	\$16,301	\$21,015	\$28,016	\$37,352	\$46,874	\$47,811	\$48,768
Net Real Estate Tax Increment				\$6,836	\$20,800	\$28,072	\$48,221	\$62,165	\$82,876	\$110,491	\$138,659	\$141,432	\$144,261
Developer's Share of Net RETI					\$18,720	\$25,264	\$43,399	\$55,948	\$74,589	\$99,442	\$124,793	\$127,289	\$129,835
Cumulative Developer Share					\$18,720	\$43,985	\$87,384	\$143,332	\$217,921	\$317,363	\$442,156	\$569,445	\$699,280
Village's Share of Net RETI				\$6,836	\$2,080	\$2,807	\$4,822	\$6,216	\$8,288	\$11,049	\$13,866	\$14,143	\$14,426
Cumulative Village Share				\$6,836	\$8,917	\$11,724	\$16,546	\$22,762	\$31,050	\$42,099	\$55,965	\$70,108	\$84,534

Calendar Year of Receipts	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	TOTALS
Built in 2019-2022	\$74,116	\$75,598	\$77,110	\$78,653	\$80,226	\$81,830	\$83,467	\$85,136	\$86,839	\$88,576	\$90,347	\$92,154	\$1,551,176
Built in 2023	\$19,557	\$19,949	\$20,348	\$20,754	\$21,170	\$21,593	\$22,025	\$22,465	\$22,915	\$23,373	\$23,840	\$24,317	\$371,855
Built in 2024	\$28,761	\$29,336	\$29,923	\$30,521	\$31,132	\$31,754	\$32,389	\$33,037	\$33,698	\$34,372	\$35,059	\$35,761	\$521,307
Built in 2025	\$37,596	\$38,348	\$39,115	\$39,897	\$40,695	\$41,509	\$42,339	\$43,186	\$44,050	\$44,931	\$45,829	\$46,746	\$647,396
Built in 2026	\$36,859	\$37,596	\$38,348	\$39,115	\$39,897	\$40,695	\$41,509	\$42,339	\$43,186	\$44,050	\$44,931	\$45,829	\$600,650
Built in 2029	\$26,050	\$26,571	\$27,102	\$27,644	\$28,197	\$28,761	\$29,336	\$29,923	\$30,521	\$31,132	\$31,754	\$32,389	\$1,401,068
Built in 2030	Assessed	\$26,050	\$26,571	\$27,102	\$27,644	\$28,197	\$28,761	\$29,336	\$29,923	\$30,521	\$31,132	\$31,754	\$584,865
Built in 2031	Built	Assessed	\$34,733	\$35,428	\$36,136	\$36,859	\$37,596	\$38,348	\$39,115	\$39,897	\$40,695	\$41,509	\$1,164,129
Total Real Estate Tax Increment	\$222,939	\$253,447	\$293,249	\$299,114	\$305,096	\$311,198	\$317,422	\$323,771	\$330,246	\$336,851	\$343,588	\$350,460	\$4,739,070
Schools' Share & Project Admin.	\$56,324	\$64,032	\$74,088	\$75,570	\$77,081	\$78,623	\$80,195	\$81,799	\$83,435	\$85,104	\$86,806	\$88,542	\$1,199,473
Net Real Estate Tax Increment	\$166,614	\$189,415	\$219,161	\$223,544	\$228,015	\$232,576	\$237,227	\$241,972	\$246,811	\$251,747	\$256,782	\$261,918	\$3,539,598
Developer's Share of Net RETI	\$149,953	\$170,474	\$197,245	\$201,190	\$205,214	\$209,318	\$213,504	\$217,775	\$222,130	\$226,573	\$80,157		\$2,792,812
Cumulative Developer Share	\$849,233	\$1,019,707	\$1,216,952	\$1,418,142	\$1,623,356	\$1,832,674	\$2,046,178	\$2,263,953	\$2,486,083	\$2,712,655	\$2,942,812		
Village's Share of Net RETI	\$16,661	\$18,942	\$21,916	\$22,354	\$22,802	\$23,258	\$23,723	\$24,197	\$24,681	\$25,175	\$176,625	\$261,918	\$746,786
Cumulative Village Share	\$101,196	\$120,137	\$142,053	\$164,408	\$187,209	\$210,467	\$234,190	\$258,387	\$283,068	\$308,243	\$484,868		

Table 1. Real Estate Assumptions		
Market Value per Unit		
Increase in EAV	\$350,000	
Homestead Exemption	\$116,667	
Net (TIF) Taxable Value	\$6,000	
Real Estate Tax (Per Unit)	\$8,683	
Built in 2023	2 Built in 2029	3
Built in 2024	3 Built in 2030	3
Built in 2025	4 Built in 2031	4
Built in 2026	4	
Total Units Built	13	10
		23

Table 2. Projection Variables		
Inflation Rate		2.0%
Total Tax Rate (2023)		7.84628%
Schools & Project Admin.		25%
Developer Share of Net RETI		90%

TIF Eligible Project Costs Cap: \$2,792,812

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 specifically disclaim the accuracy of the formulas, calculations, and results projected in this presentation 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. Note that this presentation does not account for the effects that material economic conditions and market factors have on any financial decision-making. 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.

NEW BUSINESS

ITEM 5

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Jill Applebee, Village Administrator
Date: April 1, 2025
Subject: Horve rental space

This memorandum serves to outline the terms of the lease agreement between Horve Developers, LLC ("Lessor") and Village of Forsyth ("Lessee").

1. Lessor: Horve Developers, LLC Address: 330 W. Marion Ave., PO Box 200, Forsyth, IL 62535
2. Leased Property: An outdoor parking space located at the rear of the building at 7235 Oakland Avenue, Forsyth, IL 62535. The Lessee agrees not to block the entrance/exit for existing RVs, trailers, and vehicles.
3. Term: The lease term is two (2) years, commencing on April 1, 2025, and ending on March 31, 2027.
4. Lease Payment: The Lessee shall pay \$10 per year for the duration of the lease.
5. Maintenance Responsibilities: The Lessor is responsible for maintaining the entrance, building, and parking area.
6. Liability: The Lessor is not responsible for Village equipment parked or stored on the property.

Our Village Attorney is working on formalizing the lease agreement and will also add an extension possibility, if needed.