

AGENDA

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

5:30 P.M.

THURSDAY, May 23, 2024

VILLAGE HALL, 301 SOUTH ROUTE 51, FORSYTH, IL

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

PUBLIC HEARINGS

- Request submitted by Five Below by Expedite The Diehl LLC (Tracy Diehl) to vary the requirements of the Development Ordinance Section 7.4 C.(1) to allow four wall signs on the real property located at 990 U.S. Rt. 51, Forsyth, IL and legally described as: PT SW SW-BEG 52.26 E SW COR – N412.64 NE192.49 SE42.79 S355.31 SW250.02POB - & (EX HWY ROW) & (EX RD ROW) – 02BK3269/728 (PIN: 07-07-14-351-006).
- Request by Andrew R. Hendrian for special use to use the real property commonly known as 105 S. Route 51, Forsyth, Illinois and legally described as E300 N300 NE1/4(EXC HWY ROW) 99BK2887/599 BK2635/90 (PIN: 07-07-15-229-003) as a “Self-Storage Facility” as defined in Development Ordinance Section 2.2 and Am. Ord. 2016-3. The request is made in accordance with Development Ordinance Section 9.12. The property is currently zoned C1 and no request to vary the zoning has been made.

OLD BUSINESS

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

NEW BUSINESS

ADJOURNMENT



**MINUTES OF A REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION
FOR THE VILLAGE OF FORSYTH, ILLINOIS,
HELD AT 5:30 P.M. ON THURSDAY, APRIL 25, 2024
AT FORSYTH VILLAGE HALL**

CALL TO ORDER

Planning and Zoning Chairman R. C. Campbell called the meeting to order at 5:30 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Upon call of the roll, the following Commissioners were physically present:

Regular Commissioners: Chairman R. C. Campbell, Steve Ragan, Cathy Mitteer, Matt May

Absent: Tom Cantwell, Colleen Brinkoetter, Dan Doerfler, Vice Chair Dennis Downey, Larry Perkins

Staff Present: Director of Planning and Zoning Ryan Raleigh, Village Clerk Cheryl Marty, Village Attorney Lisa Petrilli, Village Engineer Representative Stephanie Brown

APPROVAL OF MINUTES

MOTION: Commission Ragan made a Motion to approve the minutes of March 28, 2024 as presented and Commissioner Mitteer seconded the motion.

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

Yeas: 4 – Campbell, Ragan, Mitteer, May

Nays: 0 – None

Absent: 5 – Cantwell, Brinkoetter, Perkins, Doerfler, Downey

Motion declared carried.

PUBLIC HEARING #1

- Request submitted by Five Below – Forsyth, IL for a request to vary the HVAC screening requirements of the Development Ordinance Section 4.6 C.(8) on the real property located at 994 US Route 51, Forsyth, IL 62535 and legally described as: PT SW SW-BEG 52.26 E SW COR N412.64 NE192.49 SE41.33 SE42.79 S355.31 SW250.02 POB & (EX HWY

ROW) & (EX RD ROW) 02BK.3269/728 (PIN: 07-07-14-351-006).

Planning & Zoning Director Raleigh explained that current roof top air conditioners on the Five Below building need screens so they are not visible from any direction. The variance is asking to allow for not constructing a screen as other are businesses have air conditioning units that are visible. General discussion ensued.

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

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

Yeas: 4 – Campbell, Ragan, Mitteer, May
Nays: 0 – None
Absent: 5 – Cantwell, Brinkoetter, Perkins, Doerfler, Downey

Motion declared carried.

- Discussion Regarding Barndominiums in the Village Limits.

Planning & Zoning Director Raleigh explained that a Village resident has inquired about any necessary codes regarding the construction of a barndominium within Village limits. The resident plans to subdivide their property and is then considering this type of construction. The Village does not have any design standards in place regarding this type of construction. Planning & Zoning Director Raleigh shared some barndominium photo examples. Village Engineer representative Brown noted that some communities do have design standards but the standards are challenging to implement. Village Attorney Petrilli shared numerous problems that could arise from creating design standards, and that these standards are usually held within subdivision covenants, not within a village or town standards. After a lengthy discussion ensued, the Commissioners agreed having no standards on this topic is the best direction to continue for the Village.

No Motion needed.

OLD BUSINESS

- **Review and discussion of Forsyth Code of Ordinances – Ongoing Discussion**
Discussion was delayed due to the absence of the Village Administrator and five commissioners.

ADJOURNMENT

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

Commissioner Ragan made a Motion to adjourn, Commissioner May seconded the Motion, and Chairman Campbell asked for a voice vote which was then unanimously approved. The meeting was adjourned at 6:15 P.M.

By: *Cheryl Marty*
Village Clerk

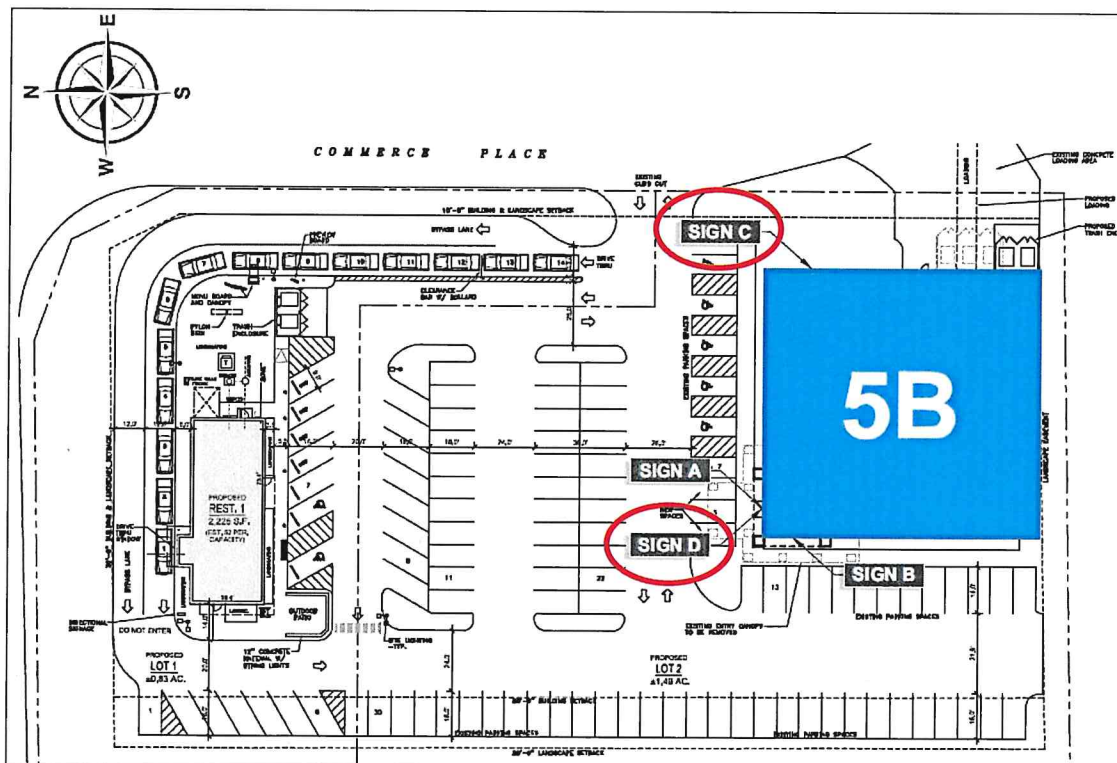
MEMORANDUM

To: Chairman Campbell and Planning and Zoning Commission
From: Ryan Raleigh, Director of Planning and Zoning
Date: May 1, 2024
Subject: Five Below Sign Variance

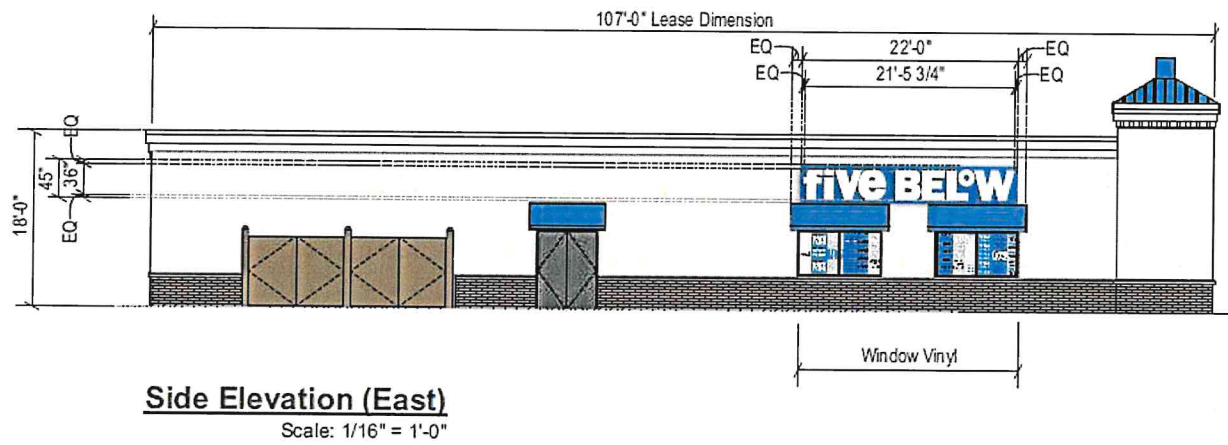
Five Below has made a request to vary the sign requirements of the Development Ordinance Section 7.4.C.(1)(a) for the real property located at 990 US 51, Forsyth, IL 62535 and legally described as PT SW SW-BEG 52.26 W SW COR N412.64 NE192.49 SE41.33 SE42.79 S355.31 SW250.02POB & (EX HWY ROW) & EX RD ROW) 02BK3269/728.

Staff is recommending approval of the variance due to the property having 3 street frontages and two parking lot frontages. Additionally, similar variances have been given for Starbucks, Panda Express and Mc Donalds.

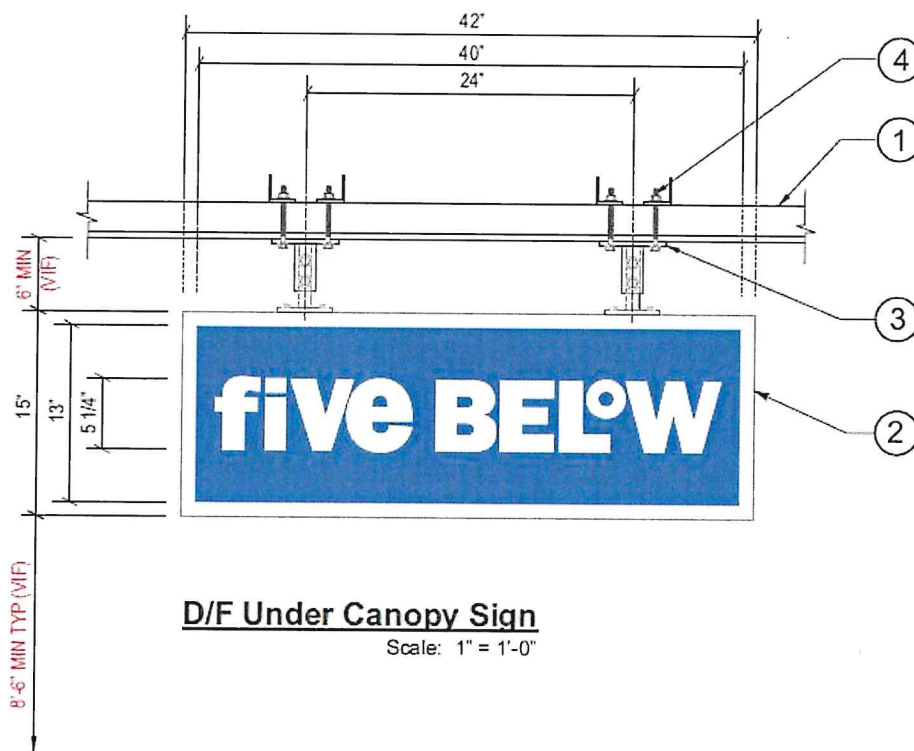
Signs A and B have been approved as they fit within the ordinance requirements. The variance is for Sign C which faces east (Lowes) and for Sign D which is on the north side and is a small sign that is under the front canopy over the entrance.



Sign C.



Sign D.



VARIANCE APPLICATION GENERAL INFORMATION:

- Complete the entire Variance Request Form including:

- ☒ Owner or Applicant Information (Please check appropriate box. However, if you are the applicant, contact information is needed for you and the owner.)
- ☒ Legal Description of the Property (If you do not know the property's legal description contact Macon County or access the information on the Macon County website.)
- ☒ Existing zoning of the property (if unsure please verify with Village Hall)
- ☒ List the requested variation(s) to the Development Ordinance (Example – Section 4.9: Front Yard variance of 5 feet to allow a home addition to within 25 feet of the property line in an R-1 zoning district.)
- ☒ Describe what your plans are for the property.
- ☒ Provide a dimensioned site plan or plat to depict the proposed variation(s). The site plan or plat should include the location of any current or proposed structures on the property.
- ☒ Thoroughly answer the five mandatory questions for the Variance Standards that the Planning and Zoning Commission and Village Board will be basing their recommendation and decision on for the variance request.

1. Special or unique circumstances exist that are unique to the property seeking the variance (examples of special circumstances include, but are not limited to the physical character of the land or buildings, dimensions, topography, and soil conditions); and
2. The special circumstances are not of so general or recurring a nature throughout the entire Village as to make it reasonably practical to provide for a general regulation; and
3. Strict application of the Development Ordinance will deprive the applicant of right and/or uses commonly enjoyed by other owners of property in the immediate area under the regulations of this Development Ordinance; and
4. The authorization of such variance will not be of substantial detriment to adjacent property and the granting of the variance will not change the character of the district; and
5. The variance is the minimum variance that will make possible the reasonable use of the property, building, or structure.

Note: The Commission or Board may also recommend denial or deny an application for a variance if evidence is submitted and substantiated demonstrating any of the following:

- The need for the variance was created by the applicant or another party with an interest in the property;
- The granting of the variance will impair neighboring property values; and/or
- The granting of the variance will cause substantial detriment to the public good.

- ☒ Pay the required \$90 application fee; make check out to Village of Forsyth
- ☒ Sign and date the form and return to Village Hall

Village Staff will then review the application to ensure completeness. Once the application is deemed complete, Village Staff will notify the applicant of the meeting dates for the Planning and Zoning Commission meeting/Public Hearing and the Board of Trustees meeting.

* Planning and Zoning Commission meetings are held every 4th Thursday of the month and Board of Trustee meetings are held every 1st and 3rd Monday of the month. Village Staff will inform you of the date your application will go before the Commission and Board.

** If a Variance Request gets approved, an applicant has 18 months from the date the ordinance is approved to apply for a building permit. An extension may be granted by the Village Board of Trustees to the 18 month timeframe if an applicant requests an extension prior to the 18 month time limitation. Should a building permit not be issued or an extension not be granted prior to the 18 month time limitation, the variance shall be considered null and void.

VILLAGE OF FORSYTH

301 S. Route 51
Forsyth, IL 62535

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



VARIANCE REQUEST APPLICATION

OWNER: ☐

APPLICANT: ☒

Name: Five Below by Expedite The Diehl LLC (Tracey Diehl)

Address: 6487 Hilliard Drive, Canal Winchester, OH 43110

Phone Number: (614) 828-8215

E-mail: tracey@expeditethediehl.com

Property Address: 990 US 51

PIN #: 07-07-14-351-006

Legal Description of the Property:

PT SW SW-BEG 52.26 E SW COR ~N412.64 NE192.49 SE41.33 ~SE42.79 S355.31
SW250.02POB~& (EX HWY ROW) & (EX RD ROW)~02BK3269/728 ~

Zoning District: C-1: Commercial Service District



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

7.4.C.(1) Applicant seeks a variance to allow 4 wall signs where only 2 are allowed.

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

The property is a proposed retail store to be positioned as an outlot parcel in front of Lowes at the intersection of Marion, Route 51 and Commerce Place. The retail structure has 3 street frontages and two parking lot frontages.

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

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

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

The property has three street frontages and a parking lot frontage. There are existing mature trees linking the southern portion of the lot. Signs are designed to protect the public from injury and damage that can occur when there is inadequate signage present. The signs proposed will protect visual clutter and have no negative impact on the community. The upgrades to this site will be positive and consistent with the retail nature of other businesses in this vicinity.

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

This particular property is a corner lot that has three street frontages, and that in itself makes it unique. Traffic will be approaching from various angles and the highway is divided. Signs are designed to protect the public safety on city streets and prevent distraction for motorists, these signs will allow motorists to find their destination.

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

The taxable value of lands and buildings throughout the city and immediate vicinity are not negatively impacted by signage of this size, type and location because signs of this size, type and location already exist here. The signage proposed is consistent with the signs in this area. To deny the variance would deprive the applicant of adequate signage to fully represent themselves at this location on all street frontages and parking lot frontages.

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

i. The use of signs to identify uses, advertise business and provide general orientation in the city is a recognized need and right of property owners within appropriately zoned districts. Granting this variance will not be a detriment to adjacent properties but rather enhance the area overall. The signage type and illumination is consistent with the zoning ordinance.

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

Three elevations plus one parking lot frontage equals the need for four signs. One of these signs is pedestrian oriented and not visible from the right of way. The three wall signs are necessary for the three street frontages, this is the minimum needed for this business to occupy this property.

\$90.00 Application Fee: Required at time of the application. The fee will not be refunded if the request is denied by the Village Board of Trustees.

Signature: Taney Dierl Date: _____

For office use only

Date Received: _____

PZC Meeting Date: _____

Application Fee Paid: _____

Board Meeting Date: _____

Approved (Y/N): _____

Ordinance # _____

AFFIDAVIT OF PERMIT AUTHORIZATION

This affidavit certifies that the party listed, who is not a lessee, licensed architect, engineer, or contractor, has been granted authorization to obtain approval(s) on behalf of a property owner. This form is completed by the property owner or the company containing the authority to sign for the legal land owner.

I, Adam Firsell, manager of SC Forsyth, owner of the property listed below certify that I have granted, Apex Signs and their permit expeditor Expedite The Diehl, my duly authorized agent(s), permission to obtain the variance, sign permits and related documents necessary for the construction (or installation) of signs at the following address:

994 US-51, Forsyth, IL 62535

Address of permit location

I understand that I am authorizing them to apply for necessary permits and related permit documents. This is limited to what is necessary for sign permit projects to be completed.



Signature of Property Owner

4/15/2024

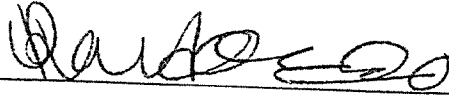
Date

Notary

State of Illinois

City/ County of Lake

I, Ula Monique Randazzo Notary Public in and for the aforesaid State hereby certify that Adam Firsell appeared before me in the State and City/County aforesaid and executed this affidavit on this 15th day of April, 2024.



Notary Public

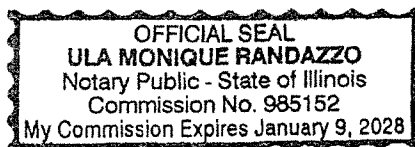
My Commission Expires the 1st day of January, 2028.

Date

Month

year

Seal





Hickory Point Plaza

Hickory Point Plaza, 994 US-51, Forsyth, IL 62535

SIGN A	48" Five Below, 14 1/2" Tagline
	Sign Type: Individual Channel Letters
	Illumination: Internally Illuminated w/ LED's
SIGN B	48" Five Below, 14 1/2" Tagline
	Sign Type: Individual Channel Letters
	Illumination: Internally Illuminated w/ LED's
SIGN C	36" Five Below
	Sign Type: Individual Channel Letters on backer
	Illumination: Internally Illuminated LED
SIGN D	Five Below
	Type: D/F Under canopy sign
	Illumination: Non-Illuminated
SIGN E	Five Below
	Sign Type: Applied vinyl on 3/16" white lexan
	Square Footage: TBD



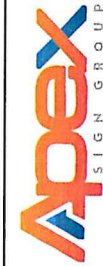
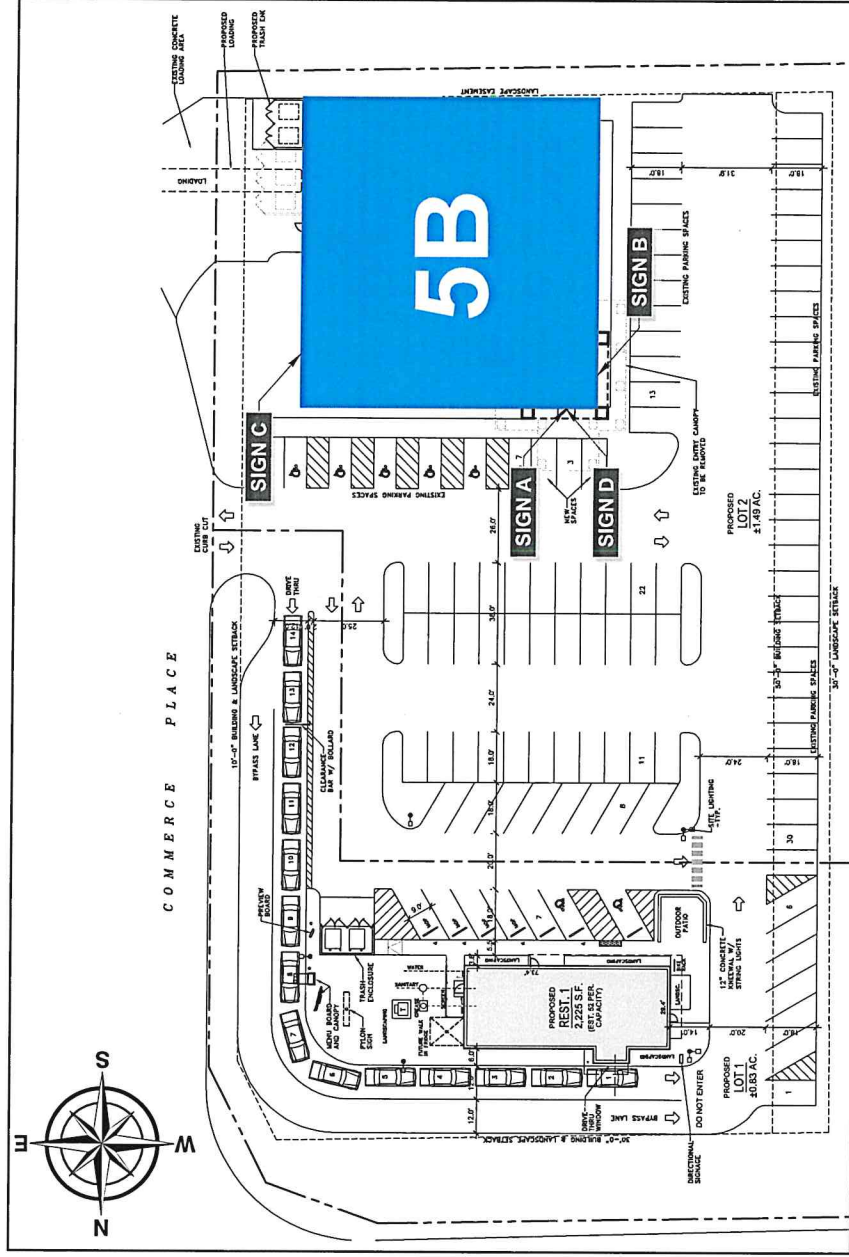
	Five Below, Inc. 994 US-51 Forsyth, IL 62535 Hickory Point Plaza	Project ID#: 134677 Project Mgr: Robert Young Designer: GS Created on: 09/27/2023	R1 10/17/23 DW Redrew complete package. New Elevations Etc. R2 10/31/23 DW Review all elevations with newly provided. Rn-colored. Added new graphics R3 11/01/23 DR Revised blue notes and elevation drawings per comments R4 11/04/23 DR Increased blue bkgd on front & side elevation, Sign B increased to 48" R5 01/30/24 MD Reduced parapet height



Hickory Point Plaza

990 US-51, Forsyth, IL 62535

SIGN A	48" Five Below, 14 1/2" Tagline
	Sign Type: Individual Channel Letters
	Illumination: Internally Illuminated w/ LED's Square Footage: 159.61
SIGN B	48" Five Below, 14 1/2" Tagline
	Sign Type: Individual Channel Letters
	Illumination: Internally Illuminated w/ LED's Square Footage: 159.61
SIGN C	36" Five Below
	Sign Type: Individual Channel Letters on backer
	Illumination: Internally Illuminated LED Square Footage: 106.17
SIGN D	Five Below
	Type: D/F Under canopy sign
	Illumination: Non-illuminated Square Footage: 4.38
SIGN E	Five Below
	Sign Type: Applied vinyl on 3/16" white lexan
	Square Footage: TBD



This rendering is the property of Apex Sign Group. It is for the exclusive use of Apex Sign Group and is not to be used for any other purpose. The rendering is provided for informational purposes only and is not a contract. The actual sign may vary from the rendering. Apex Sign Group reserves the right to modify the rendering at any time without notice.

Five Below, Inc.
990 US-51
Forsyth, IL 62535
Hickory Point Plaza

Project ID#: 134677
Project Mgr: Robert Young
Designer: GS
Created on: 09/27/2023

REVISION

R1 10/17/23 DW Redrew complete package. New Elevations Etc.
R2 10/31/23 DW Redrew all elevations with newly provided; Re-colored; Added new graphics
R3 11/01/23 DR Revised blue notes and elevation drawings per comments
R4 11/04/23 DR Increased blue bkgd on front & side elevation, Sign B increased to 48"
R5 01/30/24 MD Reduced parapet height
R6 03/11/24 DR Updated site address

SIGN A	48" Five Below, 14 1/2" Tagline
Sign Type:	Individual Channel Letters
Illumination:	Internally Illuminated w/ LED's
Square Footage:	159.61

SIGN D	Five Below
Type:	D/F Under canopy sign
Illumination:	Non-illuminated
Square Footage:	4.38

Facade:

- LL to engineer and build up parapet, height to be 26'-3"
- LL to engineer new storefront glass, 8'-0" high, 4'-0" min panel width, no upper mullions
- LL to locate 8' tall storefront doors per tenant's final plans
- LL to install walkway lighting, 6'-0" min O.C., with additional door light
- LL to install decorative sconces per Five Below plans
- LL to install HILTI eyebolts in facade for temporary banners, see A40 for loc.
- LL to procure and install fabric awnings, Sunbrella Royal Blue 4'-0" proj.

Existing curb cut to remain-

- LL to provide unobstructed permanent access to sign mountable/electrical connection area
- LL to provide electrical to center of all applicable sign mountable areas

Signage:

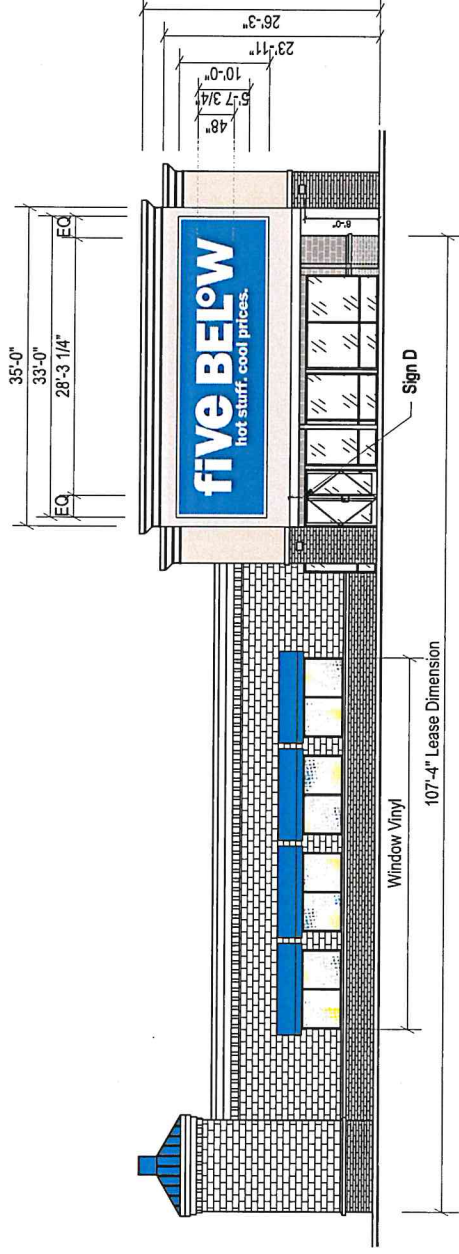
- Primary Sign: 48" internally illuminated channel letters with 14 1/2" internally illuminate tagline
- Temp Post and Panel: Construction sign placed near entrance
- Walkway sign: 5'-0" x 1'-0" UC Sign
- Pylon Panel: LL to provide tenant with a sign panel on the common pylon sign. If a panel is not available, the tenant has right to take an open panel when available.
- Graphics: 1st applied branded vinyl graphic to storefront exterior

Finishes by LL:

- Facade & Body: 3" Dryvit 456 Oyster Shell (to match Pantone 285)
- Sign Field: 4" wide Dryvit 310 China White
- Frame EIFS: 1" Dryvit 310 China White
- Cornice EIFS: 2" Dryvit 113 Amarillo White
- Columns: Painted to match SW #6959 Blue Chip
- Standing Seam Roof: Existing to remain
- Brick Base:

Dryvit Colors

- #310 China White (Trim/ Cornice)
- #456 Oyster Shell (Field)
- #113 Amarillo White (Columns/ Pilasters)
- SW FIBE-011021S #6959 Blue Chip (Blue)



Front Elevation (North)

Scale: 1/16" = 1'-0"

DRAWINGS ARE FOR LEASE PURPOSES ONLY.
ALL MEASUREMENTS TO BE FIELD VERIFIED
PRIOR TO FABRICATION.

Allowable Square Footage this Elevation:	183.66
Formula: $(18' \times 40' \times 0.7) 50.4 \text{ sf} + 28' \times 68' \times 0.713328 \text{ sf} = 183.66 \text{ sf}$	
Actual Square Footage this Elevation:	159.61

 apexsingroup.com	Project ID#: 134677 Project Mgr: Robert Young Designer: GS Created on: 09/27/2023	R1 10/17/23 DW Redrew complete package. New Elevations Etc. R2 10/31/23 DW Redrew all elevations with newly provided; Re-colored; Added new graphics R3 11/01/23 DR Revised blue notes and elevation drawings per comments R4 11/04/23 DR Increased blue bgcd on front & side elevation, Sign B increased to 48" R5 01/30/24 MD Reduced parapet height R6 03/11/24 DR Updated site address
	2	

SIGN B	48" Five Below, 14 1/2" Tagline
Sign Type:	Individual Channel Letters
Illumination:	Internally Illuminated w/ LED's
Square Footage:	159.61

Facade:

- LL to engineer and build up parapet, height to be 26'-3"
- LL to engineer new storefront glass, 8'-0" high, 4'-0" min panel width, no upper mullions
- LL to locate 8' tall storefront doors per tenant's final plans
- LL to install walkway lighting, 6'-0" min O.C., with additional door light
- LL to install decorative sconces per Five Below plans
- LL to install HILTI eyebolts in facade for temporary banners, see A40 for loc.
- LL to procure and install fabric awnings, Sunbrella Royal Blue 4'-0" proj.

Existing curb cut to remain-

- LL to provide unobstructed permanent access to sign mountable/electrical connection area
- LL to provide electrical to center of all applicable sign mountable areas

Signage:

- Side Sign: 48" internally illuminated channel letters with 14 1/2" internally illuminate tagline
- Graphics: 1st applied branded vinyl graphic to storefront exterior

Finishes by LL:

- Facade & Body: 3" Dryvit 456 Oyster Shell (to match Pantone 285)
- Sign Field: 1" Dryvit FIBE-101021S
- Frame EIFS: 4" wide Dryvit 310 China White
- Cornice EIFS: 1" Dryvit 310 China White
- Columns: 2" Dryvit 113 Amarillo White
- Standing Seam Roof: Painted to match SW #6959 Blue Chip
- Brick Base: Existing to remain

Dryvit Colors

- #310 China White (Trim/ Cornice)
- #456 Oyster Shell (Field)
- #113 Amarillo White (Columns/ Pilasters)
- SW FIBE-011021S #6959 Blue Chip (Blue)



Side Elevation (West)

Scale: 1/16" = 1'-0"

DRAWINGS ARE FOR LEASE PURPOSES ONLY.
ALL MEASUREMENTS TO BE FIELD VERIFIED
PRIOR TO FABRICATION.

Allowable Square Footage this Elevation:	160.30
Formula: $(18' \times 65' \times .07) 81.9sf + (28' \times 40' \times .07) = 78.4sf$	160.3sf
Actual Square Footage this Elevation:	159.61

	Five Below, Inc. 990 US-51 Forsyth, IL 62535 Hickory Point Plaza	Project ID#: 134677 Project Mgr: Robert Young Designer: GS Created on: 09/27/2023	REVISION	R1 10/17/23 DW Redrew complete package. New Elevations Etc. R2 10/31/23 DW Redrew all elevations with newly provided; Re-colored; Added new graphics R3 11/01/23 DR Revised blue notes and elevation drawings per comments R4 11/04/23 DR Increased blue bkgd on front & side elevation, Sign B increased to 48" R5 01/30/24 MD Reduced parapet height R6 03/11/24 DR Updated site address	3

SIGN C	36" Five Below
Sign Type:	Individual Channel Letters on backer
Illumination:	Internally Illuminated LED
Square Footage:	106.17

Dryvit Colors

- #310 China White (Trim/ Cornice)
- #456 Oyster Shell (Field)
- #113 Amarillo White (Columns/ Pilasters)
- SW FIBE-011021S #6959 Blue Chip (Blue)

Facade:

- LL to engineer and build up parapet, height to be 27'-5"
- LL to engineer new storefront glass, 8'-0" high, 4'-0" min panel width, no upper mullions
- LL to locate 8' tall storefront doors per tenant's final plans
- LL to install walkway lighting, 6'-0" min O.C., with additional door light
- LL to install decorative sconces per Five Below plans
- LL to install HILTI eyebolts in facade for temporary banners, see A40 for loc.
- LL to procure and install fabric awnings, Sunbrella Royal Blue 4'-0" proj.

Existing curb cut to remain-

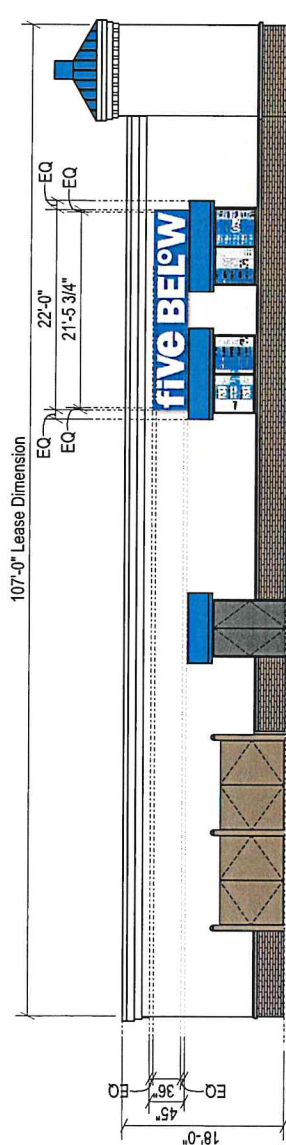
- LL to provide unobstructed permanent access to sign mountable/electrical connection area
- LL to provide electrical to center of all applicable sign mountable areas

Signage:

- Side Sign:
- Graphics:
- 36" internally illuminated channel letters on metal backer panel
- 1st applied branded vinyl graphic to storefront exterior

Finishes by LL:

- Facade & Body:
- Sign Field:
- Frame EIFS:
- Cornice EIFS:
- Columns:
- Standing Seam Roof:
- Brick Base:
- 3" Dryvit 456 Oyster Shell
- 1" Dryvit FIBE-101021S (to match Pantone 285)
- 4" wide Dryvit 310 China White
- 1" Dryvit 310 China White
- 2" Dryvit 113 Amarillo White
- Painted to match SW #6959 Blue Chip
- Existing to remain



Side Elevation (East)

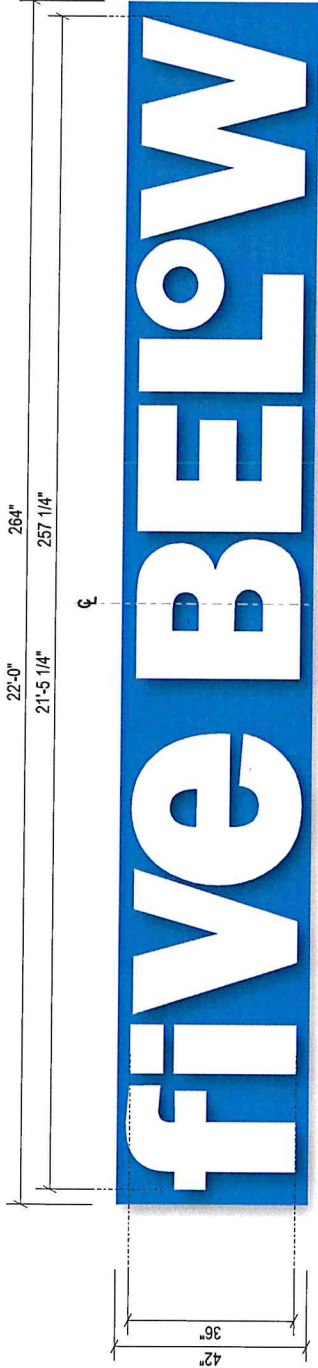
Scale: 1/16" = 1'-0"

DRAWINGS ARE FOR LEASE PURPOSES ONLY.
ALL MEASUREMENTS TO BE FIELD VERIFIED
PRIOR TO FABRICATION.

Allowable Square Footage this Elevation:	134.82
Formula: 18' x 107' x .07 = 134.82sf	
Actual Square Footage this Elevation:	106.17

	Five Below, Inc. 990 US-51 Forsyth, IL 62535 Hickory Point Plaza	Project ID#: 134677 Project Mgr: Robert Young Designer: GS Created on: 09/27/2023	REVISION	R1 10/17/23 DW Redrew complete package. New Elevations Etc. R2 10/31/23 DW Redrew all elevations with newly provided; Re-colored; Added new graphics R3 11/01/23 DR Revised blue notes and elevation drawings per comments R4 11/04/23 DR Increased blue bgkd on front & side elevation, Sign B increased to 48" R5 01/30/24 MD Reduced parapet height R6 03/11/24 DR Updated site address	4

SIGN C	36" Five Below
Sign Type:	Individual Channel Letters on backer
Illumination:	Internally Illuminated LED
Square Footage:	106.17



- Note:**
- Butt seams will be required (>12' lengths)
 - Backer frame will be manufactured in sections as necessary for shipping and install. (sections to be 20'-0" or less)

Electrical Detail:

White LED's
(X) 60 W Power Supplies
Total amps: XXX
(1) 120v/ 20 amp circuit required



General Notes:

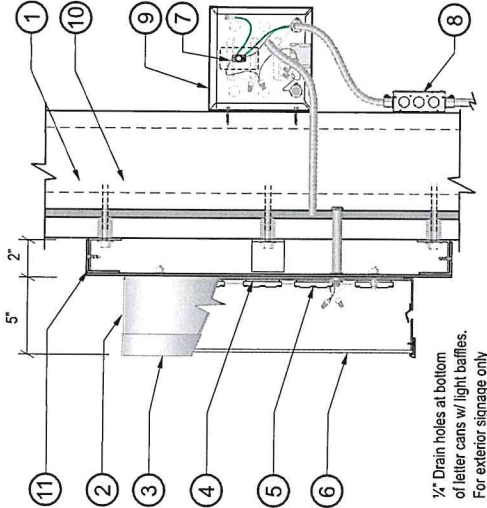
- This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
- Grounded and bonded per NEC 600.7/NEC 250
- Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- Sign is to be UL listed per NEC 600.3
- UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer. For multiple signs, a disconnect is permitted but not required for each section
- The location of the disconnect switch after installation shall comply with article 600.6 (A) (1) per NEC

Sign Layout Detail

Scale: 3/8" = 1'-0"

Specifications: Channel Letters on Backer / Frame

- Existing Facade: To be determined
- 0.040" Aluminum letter returns painted to match silver
- 1" trim cap (silver) bonded to face, #8 pan head screws to returns. Note: 2" trimcaps for letters 54" and larger
- .125" ACM backs (pre-finished white) fastened to returns. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (interior of sign can pld white for max illumination)
- White LEDs
- 3/16" White Acrylic faces
- Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
- Primary electrical feed in UL conduit / customer supplied UL junction box
- Power Supplies within UL enclosure (removable lid), 1/4" x 1" min screws
- Mounting Hardware to suit
- .125" aluminum face welded to 2" x 2" aluminum angle perimeter frame, weld and grind smooth. Angle returns and border of face painted white, center area pld to match PMS #2945C Blue. Countersunk screws (ptm returns) thru pre-drilled holes in frame thru to 2" x 2" aluminum angle mounting clips

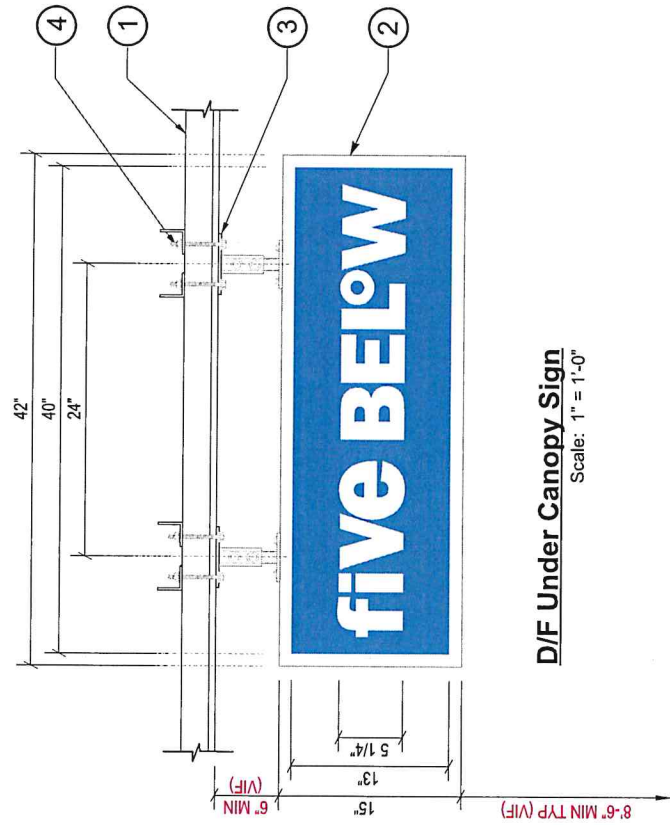


Section @ LED Channel Letter

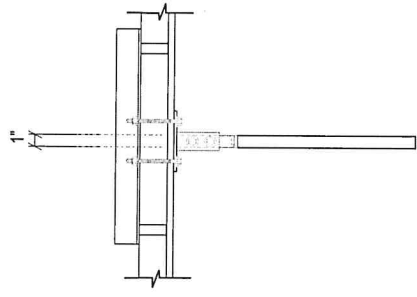
Scale: N.T.S.

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				R2 10/31/23 DW Redrew all elevations with newly provided; Re-colored; Added new graphics
				R3 11/01/23 DR Revised blue notes and elevation drawings per comments
				R4 11/04/23 DR Increased blue bkgd on front & side elevation, Sign B increased to 48"
				R5 01/30/24 MD Reduced parapet height
				R6 03/11/24 DR Updated site address

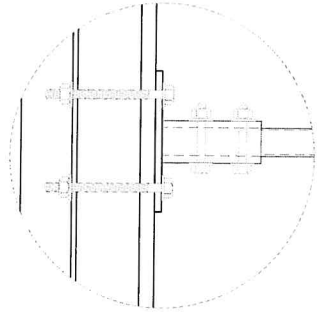
SIGN D	Five Below
Type:	D/F Under canopy sign
Illumination:	Non-illuminated
Square Footage:	4.38



D/F Under Canopy Sign
Scale: 1" = 1'-0"



Side View
Scale: 1" = 1'-0"



Detail @ Upper Plate/ Sleeve
Scale: NTS

Specifications:

1. Facade; To be determined
2. 1" aluminum cabinet painted white with first surface applied vinyl Arlon Blue #2500-67
3. 5" x 5" x 1/4" aluminum plate w/ welded 1 1/2" x 1 1/2" aluminum sq tube sleeve (4" length) for top mount. 1" x 1" aluminum sq tube supports welded to 1" x 4" x 1/4" aluminum plate at bottom. All painted Matthews White (Satin Finish).
4. Mounting hardware to suit



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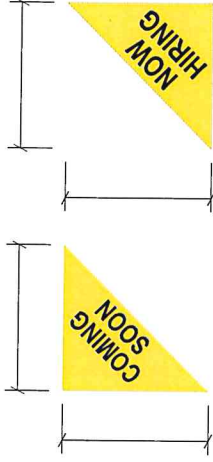
Five Below, Inc.
990 US-51
Forsyth, IL 62535
Hickory Point Plaza

Project ID#: 134677
Project Mgr: Robert Young
Designer: GS
Created on: 09/27/2023

REVISION

R1	10/17/23	DW	Redrew complete package. New Elevations Etc.
R2	10/31/23	DW	Redrew all elevations with newly provided; Re-colored; Added new graphics
R3	11/01/23	DR	Revised blue notes and elevation drawings per comments
R4	11/04/23	DR	Increased blue bld on front & side elevation. Sign B increased to 48"
R5	01/30/24	MD	Reduced parapet height
R6	03/11/24	DR	Updated site address

SIGN E	Five Below
Sign Type:	Applied vinyl on 3/16" white lexan
Square Footage:	TBD

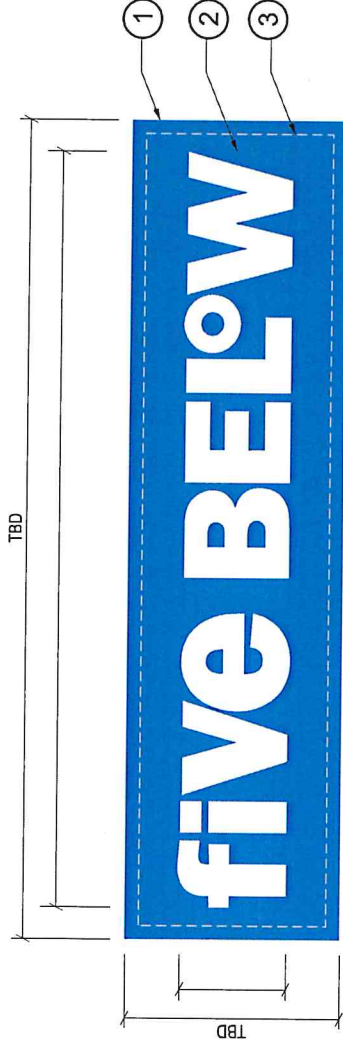


Temporary Graphic Detail

Scale: 1/2" = 1'-0"

Temporary & removable low-tac vinyl. Applied to upper left of panel at visual opening, inset graphic 2" in from edge of panel (each way)

■ Pantone Yellow C
■ Black



Panel Replacement- Existing (D/F) Pylon

Scale: 3/8" = 1'-0"

QTY 2 (1 SET)

Specifications:

1. New 3/16" white lexan
2. New Vinyl to match; ■ Arlon Blue#2500-67
3. Existing Retainers

- Pylon Panel:

LL to provide tenant with a sign panel on the common pylon sign. If a panel is not available, the tenant has right to take an open panel when available.



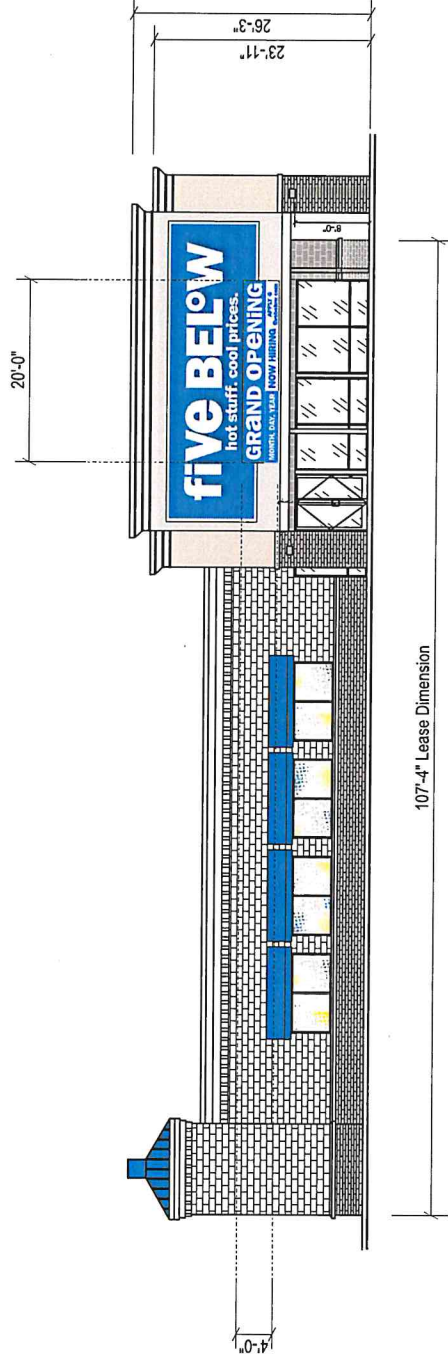
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 990 US-51
 Forsyth, IL 62535
 Hickory Point Plaza

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Front Elevation (North)/ Banner

Scale: 1/16" = 1'-0"

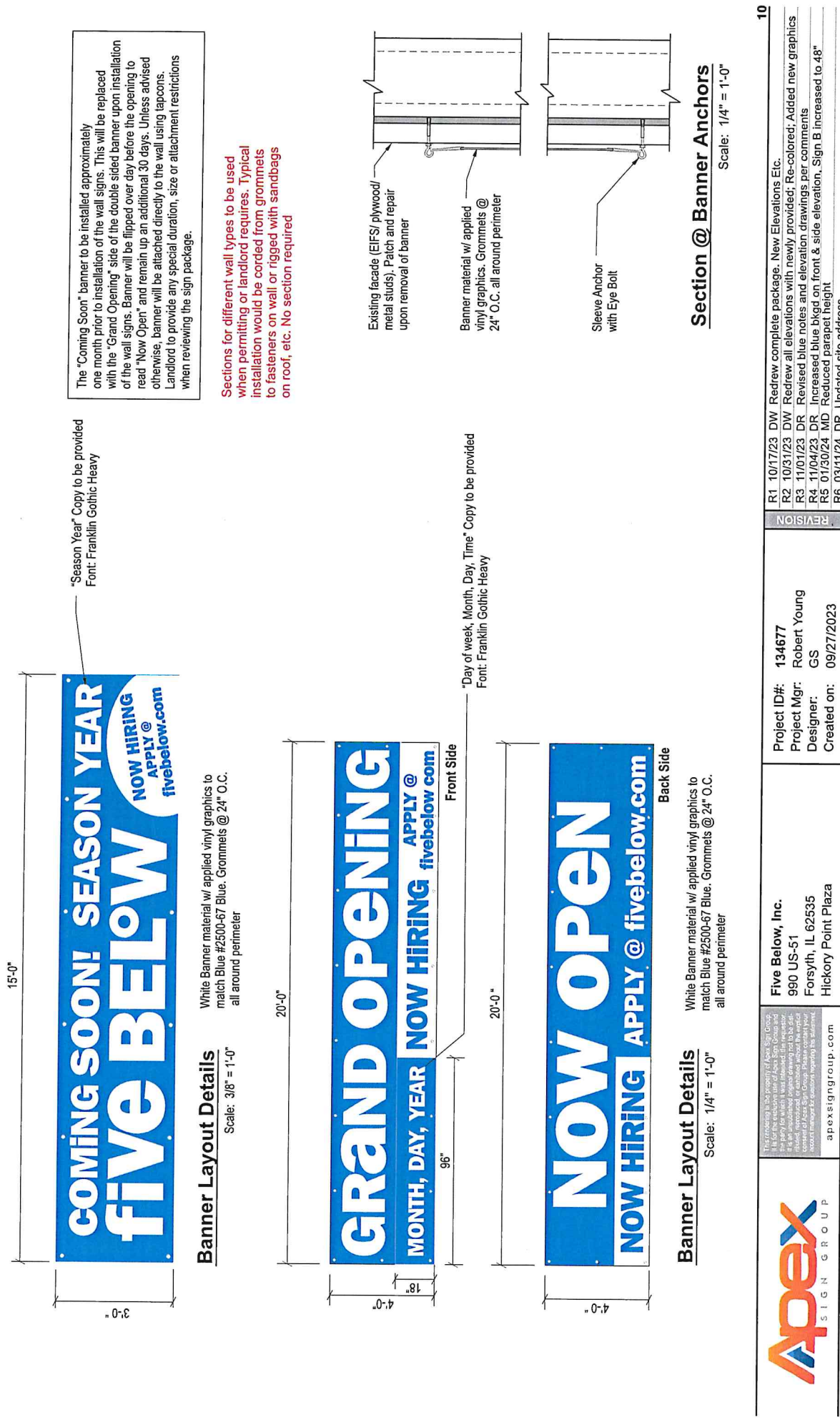


Five Below, Inc.
990 US-51
Forsyth, IL 62535
Hickory Point Plaza
apexsigngroup.com

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"Season Year" Copy to be provided
Font: Franklin Gothic Heavy

Banner Layout Details

Scale: 3/8" = 1'-0"

White Banner material w/ applied vinyl graphics to match Blue #2500-67 Blue. Grommets @ 24" O.C. all around perimeter

"Day of week, Month, Day, Time" Copy to be provided
Font: Franklin Gothic Heavy

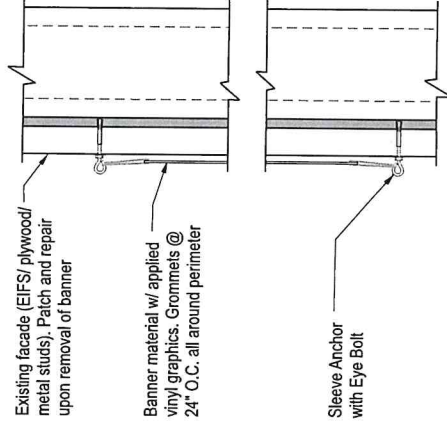
Banner Layout Details

Scale: 1/4" = 1'-0"

White Banner material w/ applied vinyl graphics to match Blue #2500-67 Blue. Grommets @ 24" O.C. all around perimeter

The "Coming Soon" banner to be installed approximately one month prior to installation of the wall signs. This will be replaced with the "Grand Opening" side of the double sided banner upon installation of the wall signs. Banner will be flipped over day before the opening to read "Now Open" and remain up an additional 30 days. Unless advised otherwise, banner will be attached directly to the wall using tapcons. Landlord to provide any special duration, size or attachment restrictions when reviewing the sign package.

Sections for different wall types to be used when permitting or landlord requires. Typical installation would be corded from grommets to fasteners on wall or rigged with sandbags on roof, etc. No section required



Section @ Banner Anchors

Scale: 1/4" = 1'-0"

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specifications

Exterior, Non-Illuminated Post And Panel Temp Sign

EST WEIGHT: 165 lbs

COLORS & FINISHES

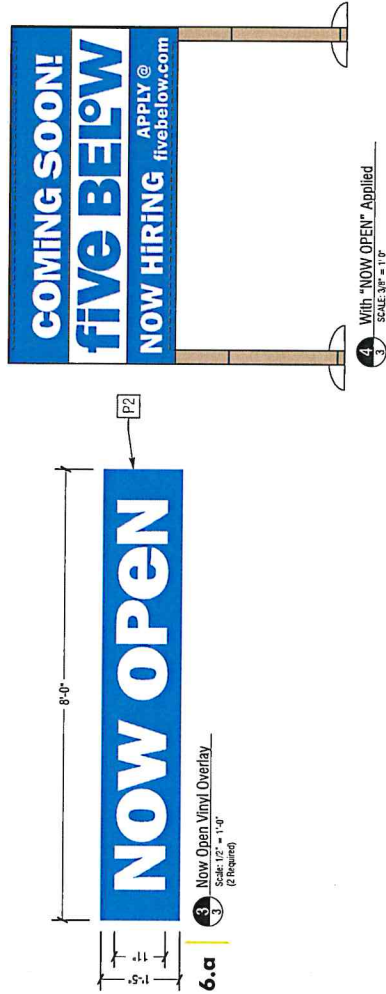
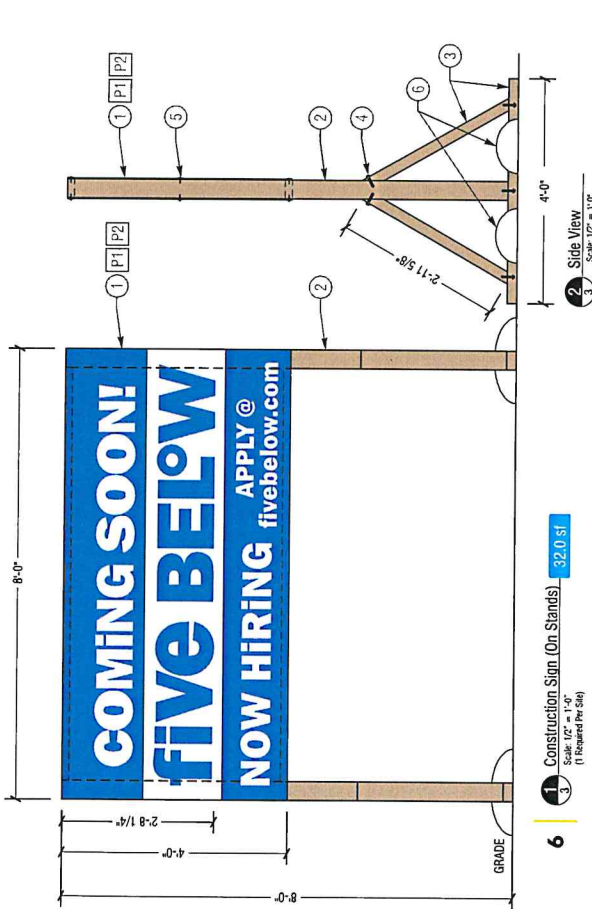
PF1. ☐ BANNER: Matte White
P1. ☐ PRINT: To Match 3M 3630-167 Bright Blue

SIGN CONSTRUCTION

1. PANEL: 6mm Thick Coroplast w/1st Surface Direct Print
2. POSTS: 4" X 4" Wood Unfinished
3. HORIZONTALS, KICKERS & BASE: 2" X 4" Wood Unfinish
4. HARDWARE: Bolt All Wood Components Together w/ 3/8" Lag Bolts
5. HARDWARE: Screw Coroplast To Wood Structure With Minimum #8 x 1-1/4" Long Non-Corrosive Wood Screws With Fender Washers. Max 2 1/4" On Center. Paint To Match Sign Panel
6. SANDBAGS: (4) 50lb Capacity Sandbags Per Sign Provided By CIMA

ALTERNATIVE INSTALLATION METHOD - DIRECT BURIAL

1. Option For Direct Burial Into Dirt Without Stands/Kickers. No Concrete Required.



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MEMORANDUM

To: Chairman Campbell and Planning and Zoning Commission
From: Ryan Raleigh, Director of Planning and Zoning
Date: May 16, 2024
Subject: Self Storage Special Use Application – Andrew Hendrian

Andrew Hendrian has made a request for a Special Use to place self-storage buildings at 105 US 51, Forsyth, IL 62535 and legally described as E300 N300 NE1/4(EXC HWY ROW) 99BK2887/599 BK2635/90.

The Village of Forsyth Development Ordinance 4.8 Permitted and Special Use Chart allows Self Storage Facilities in Commercial Zones (C-1) as Special Use which must be approved by the Planning and Zoning Committee. Forsyth Mini Storage is located just east of Andrews' property and is also in a Commercial Zone.

Andrew plans to place portable self-storage buildings around the perimeter of his fenced in lot and to have an electronic keyed gate for security. He will also be adding lighting to the lot for better visibility. The portable buildings are 40 ft long and 10 to 14 ft deep. They will be set next to each other to appear as one long building. The buildings will be set on the existing rock lot. He has included pictures in the application of a similar storage building. Andrew has also indicated that he plans to install a privacy fence around the west side of the property to shield the facility from the church.

Staff is recommending approval of the special use since there are other self-storage facilities in the area and in commercial zones.

VILLAGE OF FORSYTH

301 S. Route 51
Forsyth, IL 62535

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



SPECIAL USE APPLICATION

OWNER: ☒

APPLICANT: ☐

Name: Andrew R. Hendrian

Address: PO Box 333, Forsyth, IL 62535

Phone Number: (217) 358-1277

E-mail Address: Taxbuyer@aol.com

Property Address: 105 S. Route 51

PIN #: 07-07-15-229-003

Legal Description of the Property:

See attached "Exhibit A"

Zoning District: C-1: Commercial Service District

Existing use of the property:

North Building is used as a commercial property (hair salon) and also contains 4 residential apartments. The South building is used as a garage for storage. The middle building is used as an office. The fenced in lot is used for equipment storage and parking.

Proposed use of the property (describe the special use):

The buildings current uses will all remain the same. I am wanting to place portable storage buildings within the fenced in area to be leased individually. These portable buildings would not be fixed in concrete but set on top of the rock. A electronic keyed gate would be added. Lighting would be placed off roof lines of existing buildings to better light fenced in area. The portable buildings are built off site and delivered via semi. Each storage building is ≈40' Long and ≈10'-14' deep. They are set close to each other and appear as one building once set. Pictures of new facility outside Champaign are attached.

*Attach a dimensioned site plan or plat to depict the proposed special use and plan for the property.

Address the following items:

1. Economic effects on adjoining properties:

None.

2. Effects of such elements as noise, glare, odor, fumes, and vibration on adjoining properties:

None

3. General compatibility with adjacent and other properties in the district:

Neighboring properties include church, gas station, book barn, storage and mechanic shop, furniture supply store.

4. Effects of traffic generated by the proposed use:

Traffic in and out of the property would increase as there would be more tenants.

5. Relationship to the Comprehensive Land Use Plan:

Owner

6. Way the proposed special use fulfills requirements of Section 9.12 F Standards (attached document):

See Attached

\$50.00 Application Fee: Required at time of the application. The fee will not be refunded if the request is denied by the Village Board of Trustees.

Signature:

Andrew R. Hendrick

Date:

04/02/24

For office use only

Date Received: *4-5-24*

PZC Meeting Date: *5-23-24*

Application Fee Paid: *50.00* *RC*

Board Meeting Date: *6-4-24*

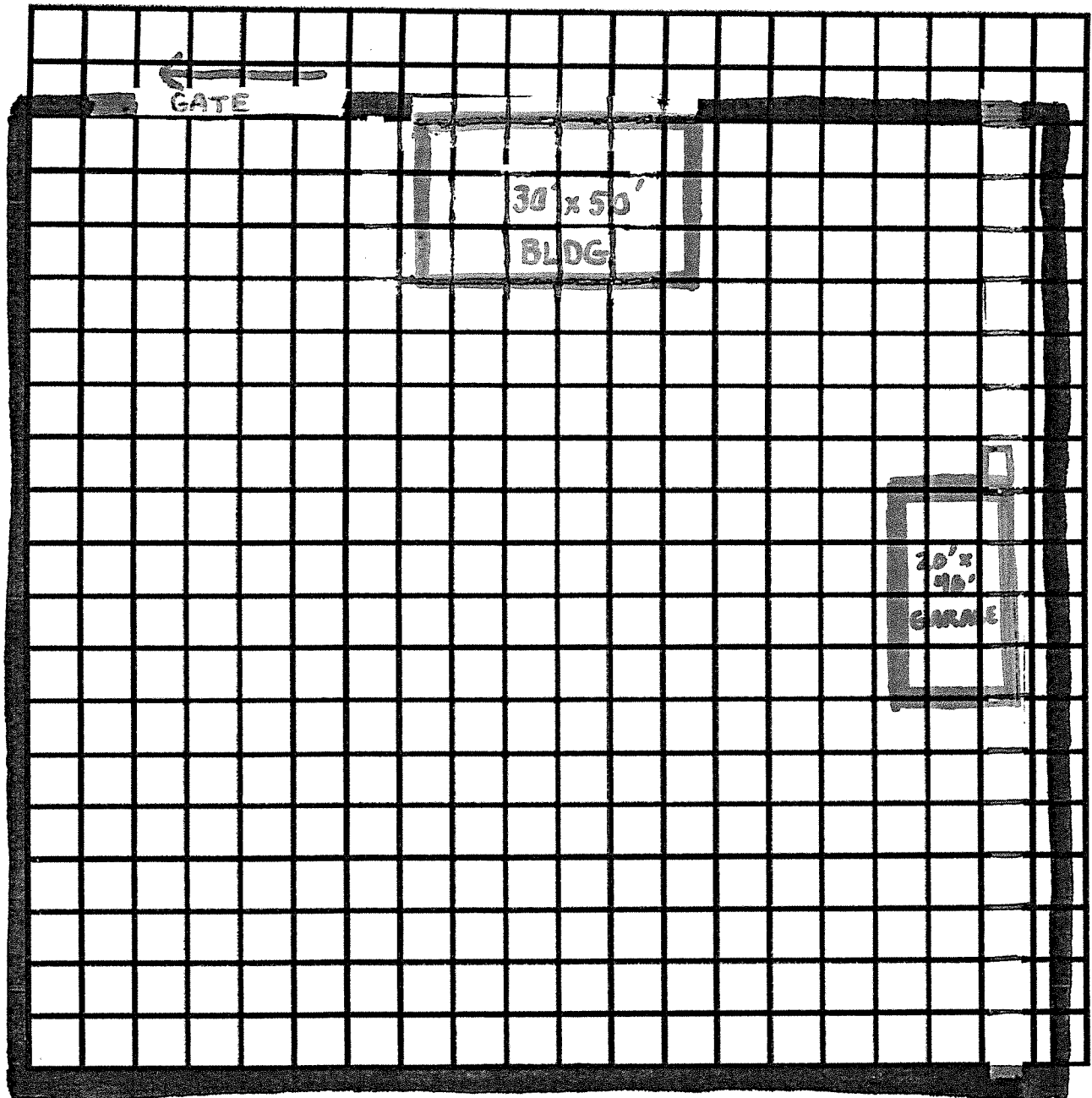
Approved (Y/N): _____

Ordinance # _____

The East 300 feet of the North 330 feet of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Fifteen (15), Township Seventeen (17) North, Range Two (2) East of the Third P.M. EXCEPT the part deeded to the People of the State of Illinois, Department of Transportation, recorded April 30, 1982 in Book 2093 on Page 81 as Document No. 1135567 more particularly described as follows: beginning at the Northeast corner of said Section 15, thence measure Southerly along the East line of the Northeast Quarter of said Section 15 for 329.73 feet; thence deflect 89°09'28" to the right, Westerly along the South line of the East 300 feet of the North 330 feet of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section 15 for 38.01 feet; thence deflect 90°50'32" to the right, Northerly for 231.34 feet; thence deflect 46°52'12" to the left, Northwesterly for 84.14 feet; thence deflect 35°59'05" to the left, Westerly for 50.49 feet; thence deflect 82°51'17" to the right, Northerly for 33.01 feet; thence deflect 89°10'42" to the right, Easterly along the North line of the Northeast Quarter of said Section 15 for 199.99 feet to the place of beginning. (Except coal and other minerals underlying the surface of said land and all rights and easements in favor of the estate of said coal and other minerals). Situated in Macon County, Illinois.

Permanent Index Number: 07-07-15-229-003

Common Address: 105 S. Route 51, Forsyth, IL 62535



Proposed Buildings in L shape

* If demand is present, I would consider trying to add additional buildings in the middle.

(1) The Planning and Zoning Commission shall not recommend, nor the Village Board approve a special use, unless it shall find, based upon the evidence presented to the Planning and Zoning Commission in each specific case, that the special use:

(a) Will be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and/or this Ordinance.

- The proposed special use is for portable mini storage buildings.

(b) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area.

- The plan is to do the storage buildings in a blue color similar to my apartments at 130 E. Cox St. I have attached a few pictures of a similar complex that the proposed buildings will mimic.

(c) Will not be hazardous or disturbing to existing or future neighborhood uses.

- The proposed use is in line with existing businesses and structures in the area.

(d) Will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

- The parking entrances and exits will not change.

(e) Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village of Forsyth.

- The property will be used for individual storage.

(f) Will not involve uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

- The intended use for the storage facility is for household items or goods.

(g) Will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.

- All existing parking, entrances, and exits will remain the same.

(h) Will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue, or relief.

- The grade of the lot won't change as the portable buildings set on top of the rock.

Will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance to the Village of Forsyth.

- The location of the proposed storage buildings is on the edge of town in a fenced in area.

(2) The special use shall, in all respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified, in each instance, by the Village Board, pursuant to the recommendations of the Planning and Zoning Commission.

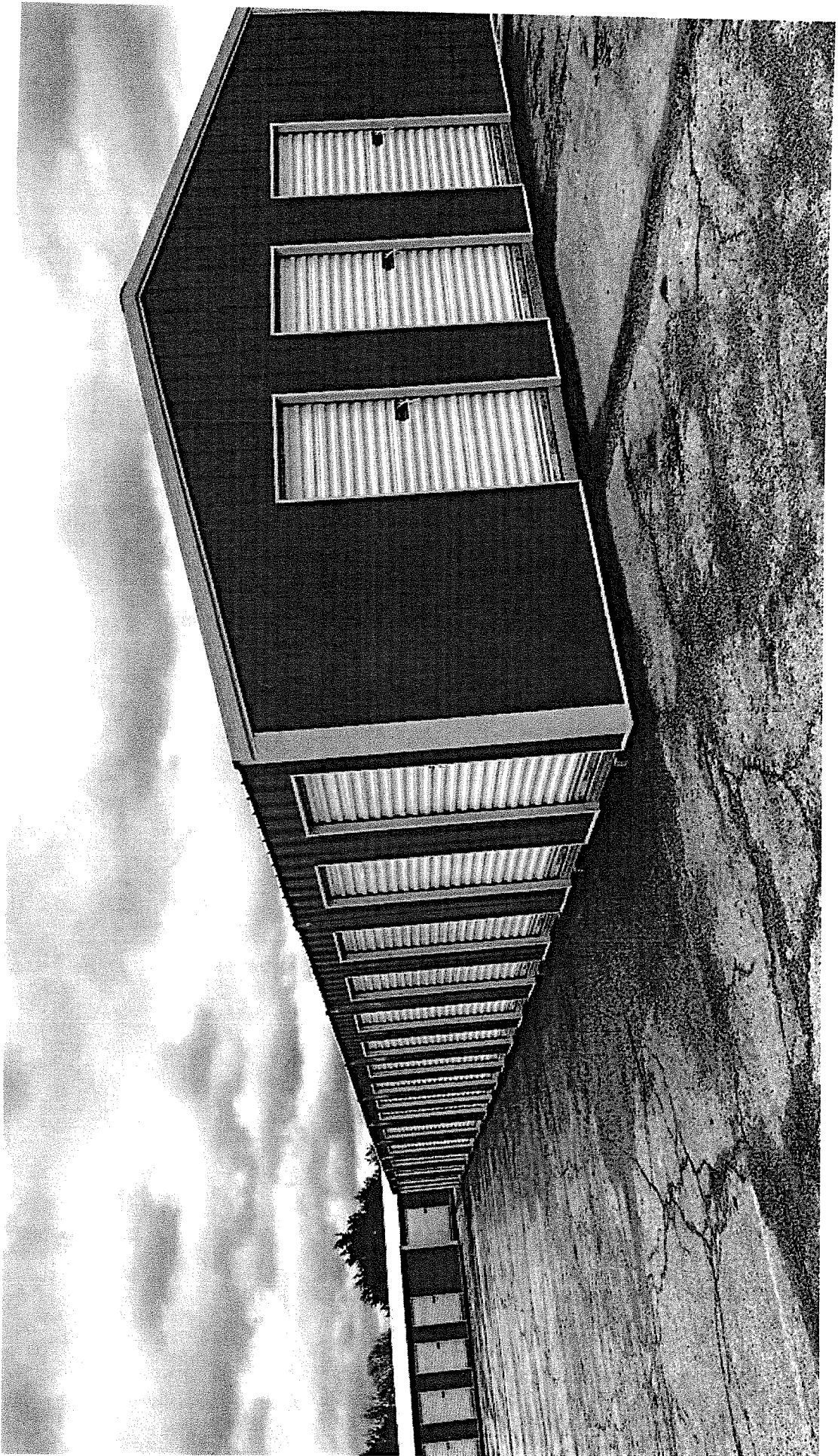
FORSYTH-SHAFER

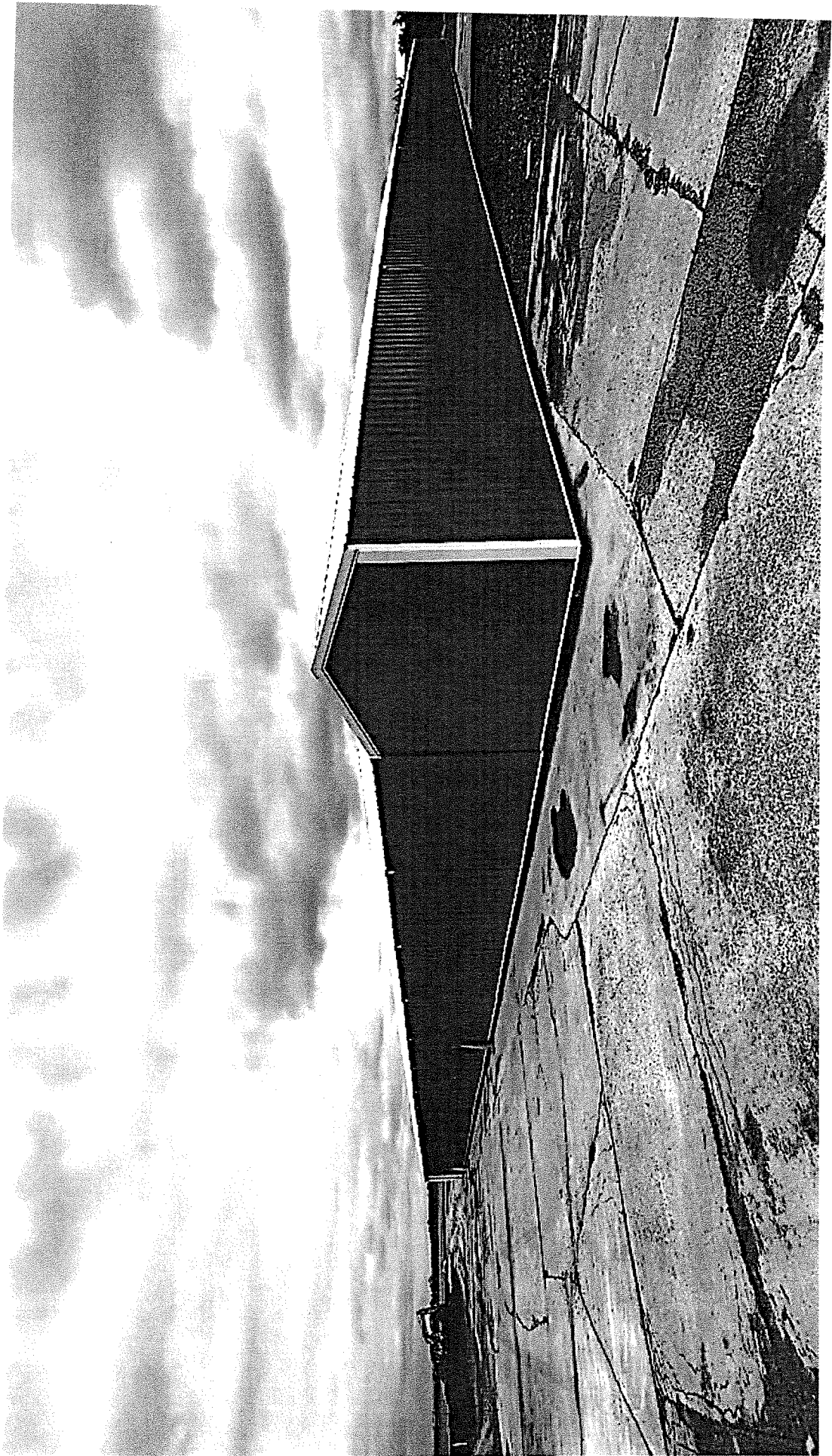
ROUTE 51

OFFICE 105

GARAGE

111









NOTICE OF PUBLIC HEARING

The Village of Forsyth Planning and Zoning Commission will hold public hearings at 5:30 p.m., Thursday, May 23, 2024 at the Village Hall, 301 S. Route 51, Forsyth, IL. The Planning and Zoning Commission will meet to hold a public hearing and discuss the following items:

- Request submitted by Five Below by Expedite The Diehl LLC (Tracy Diehl) to vary the requirements of the Development Ordinance Section 7.4 C.(1) to allow four wall signs on the real property located at 990 U.S. Rt. 51, Forsyth, IL and legally described as: PT SW SW-BEG 52.26 E SW COR – N412.64 NE192.49 SE42.79 S355.31 SW250.02POB - & (EX HWY ROW) & (EX RD ROW) – 02BK3269/728 (PIN: 07-07-14-351-006).
- Request by Andrew R. Hendrian for special use to use the real property commonly known as 105 S. Route 51, Forsyth, Illinois and legally described as E300 N300 NE1/4(EXC HWY ROW) 99BK2887/599 BK2635/90 (PIN: 07-07-15-229-003) as a “Self-Storage Facility” as defined in Development Ordinance Section 2.2 and Am. Ord. 2016-3. The request is made in accordance with Development Ordinance Section 9.12. The property is currently zoned C1 and no request to vary the zoning has been made.

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.

ARTICLE V

PLANNED UNIT DEVELOPMENTS

PLANNED UNIT DEVELOPMENTS	5-1
PURPOSE	5-1
SPECIAL USE	5-2
PERMITTED USES AND CRITERIA	5-2
GENERAL PROVISIONS	5-3
RESIDENTIAL STANDARDS	5-6
APPLICATION AND APPROVAL	5-8
CHANGES IN THE PLANNED UNIT DEVELOPMENT	5-21

PURPOSE:

- A. To promote efficient land patterns which preserve natural resources and provide public amenities that are consistent with the growth management concepts in Forsyth's Comprehensive Plan.
- B. The provisions in this Article are intended to encourage and accommodate more creative and imaginative design for land development than would otherwise be possible under the strict application of Forsyth's conventional zoning and land subdivision provisions.
- C. With new approaches to land development and redevelopment emerging, the mixing of uses and variations in heights, yards, and other site and building characteristics has proven the capacity to produce very satisfactory and long-lasting results, if properly planned and designed, without adverse impacts on adjacent lands.
- D. It is the purpose of this Article that the land use patterns which result from these standards will:
 - (1) Foster quality development by allowing flexibility in land use and design standards, thereby encouraging innovative site planning;
 - (2) Promote more efficient land patterns in keeping with the Comprehensive Plan, which not only preserves open space and natural resources, but also provides for more efficient networks of utilities, streets, and other facilities and infrastructure;
 - (3) Promote diverse, high-quality residential environments, which include a mixture of dwelling unit types;
 - (4) Promote a land use pattern with a mixture of residential and non-residential uses that will mutually support each other;
 - (5) Provide for the permanent preservation of open space for the continued use and enjoyment of all residents;
 - (6) Provide for usable and suitably located public and private recreational facilities, with safe and accessible access for pedestrians and bicyclists;
 - (7) Encourage developers to provide amenities that enhance Forsyth's quality of life, both within the planned unit development and throughout the community as a whole;

- (8) Encourage a land use pattern which promotes the public health, safety, comfort, morals, and welfare of the community; and
- (9) Allow more than one principal building per zoning lot.

5.2 SPECIAL USE:

- A. Planned unit developments are of such substantially different character from conventional subdivisions or development on individual zoning lots that they require administrative processing as a special use, under the provisions of Article IX, **ADMINISTRATION AND PROCESSING** of this Ordinance.
- B. Because planned unit developments are complex and of a different character than other special uses, the Village has established more specific procedures, standards, and criteria for exceptions from the standards of the underlying zoning district than those included in Article IV, **DISTRICT REGULATIONS**. The procedures, standards, and criteria for exceptions provided in this Article are intended to guide the recommendations of the Village Board during their review of preliminary and final plans.

5.3 PERMITTED USES AND CRITERIA:

Planned unit developments may include uses and structures not otherwise permitted in the underlying zoning district, provided proper screening is employed between dissimilar land uses, and the petitioner demonstrates that the planned unit development accomplishes the standards set forth in this Article, achieves the planning goals and objectives of the Village of Forsyth, as defined in the Comprehensive Plan, and is compatible with adjacent land uses.

A. Residential Planned Unit Development:

- (1) A residential planned unit development may be processed for only one type of dwelling unit, but is intended to allow a mixture of dwelling unit types, thereby offering a choice in lifestyle to residents of the development. Non-residential land uses of a religious, institutional, cultural, recreational, or commercial character may be permitted in a residential planned unit development, to the extent that they can be integrated with the residential character of the development. Where provided, non-residential uses in a residential planned unit development shall:
 - (a) Not exceed fifteen (15) percent of the total developable acreage of the development, excluding lakes, streams, floodplains, wetlands and other natural features that will be set aside as open space.
 - (b) Be compatible in appearance and scale with the residential structures.
- (2) Residential developments shall be processed as planned unit developments when any of the following apply:
 - (a) More than one dwelling unit type is proposed.
 - (b) More than one principal building is proposed on a zoning lot.
 - (c) More than one land use is proposed for the development.
 - (d) A cluster subdivision, or zero lot line arrangement, is proposed.

- (e) A multi-family development, consisting of three (3) or more acres is proposed.

B. Commercial Planned Unit Development:

- (1) A commercial planned unit development may include any of the permitted or special uses listed in the Permitted and Special Use Chart in Article IV, **DISTRICT REGULATIONS** for the (B) Business, (C) Highway Commercial, or (OR) Office-Research Districts.
- (2) A proposed commercial development shall be processed as planned unit developments when any of the following apply:
 - (a) More than one building is proposed on a zoning lot.
 - (b) Development exceeds three (3) acres in area, and includes more than one type of business use, such as retail, office, and/or service uses.
 - (c) A commercial development that includes residential dwelling units.
- (3) Commercial developments shall meet the "General Provisions for All Non-Residential Uses," as outlined in the **DISTRICT REGULATIONS** of Article IV.

C. Industrial Planned Unit Development:

- (1) An industrial planned unit development may include any of the permitted or special uses listed in the Permitted and Special Use Chart in Article IV, **DISTRICT REGULATIONS**, for the (OR) Office-Research, (I-1) Light industrial or (I-2) Heavy Industrial Districts.
- (2) A proposed industrial development shall be processed as a planned unit development when any of the following apply:
 - (a) The development consists of ten (10) or more acres.
 - (b) More than one building is proposed on a zoning lot.
 - (c) The planned unit development includes other commercial or support services that warrant special consideration by the Village Board to assure that potential hazards associated with dissimilar land uses are minimized and involve an acceptable level of potential conflict.
- (3) Industrial developments shall meet the "General Provisions for All Non-Residential Uses," in the **DISTRICT REGULATIONS** of Article IV.

5.4 GENERAL PROVISIONS:

A. General:

- (1) Traditional development controls, as set forth for zoning and land subdivision in this Ordinance, may restrict imaginative development. Therefore, it is the intent of these provisions to permit review of integrated site proposals on their own merits, where they afford the Village amenities and benefits which enhance the quality of life of the community due to unified planning and design.
- (2) These provisions are not intended as a means to circumvent the zoning and land subdivision procedures and standards established in this Ordinance, and thereby

allow a lower standard of development than would otherwise be permitted under the strict interpretation of these codes. Rather, they are intended to take advantage of particular site characteristics, increase the flexibility and originality of design in large scale projects, provide more open space and public amenities than would otherwise be required, encourage the protection of high-quality natural resources, and establish better transitions between dissimilar land uses.

- (3) Unless otherwise recommended by the Village Board, the following standards shall apply. The Village Board may recommend exceptions from these standards when determined appropriate to achieve the objectives set forth in Section 5.1, above. (Am. Ord. 946, passed 6-1-2015)
- (a) Ownership – The proposed planned unit development shall be under the unified control of the petitioner.
 - (b) Comprehensive Plan – The proposed planned unit development shall conform to the land uses, planning and design guidelines, and intent of the Comprehensive Plan and other planning objectives established for the Village of Forsyth.
 - (c) Compatibility – Uses permitted in a planned unit development shall be compatible with surrounding land uses.
 - (d) Subdivided – Unless otherwise approved by the Village Board, a plat of subdivision shall be required in accordance with procedures set forth in the land subdivision regulations established in this Ordinance, as may be amended from time to time.
 - (e) Yards – The required yards along the periphery of a planned unit development shall be at least equal in depth to those of the underlying zoning district, or the adjacent zoning district, whichever is greater. The Village Board may recommend greater setbacks from the boundary line of a planned unit development when determined to be necessary to protect the privacy of residents within both existing and proposed subdivisions adjacent to the planned unit development.
 - (f) Sidewalks – Sidewalks shall be constructed on both sides of all streets in residential, business, and office planned unit developments unless an alternative system is provided internal to the development which provides adequate connection between the development and adjacent properties and activity areas. In addition, sidewalks shall be planned to provide convenient access for pedestrians between residential blocks and to adjacent blocks and public activity areas. When a planned unit development is adjacent to U.S. Route 51, a parallel pedestrian system, internal to the planned unit development, may substitute for sidewalks along this highway.
 - (g) Public Streets:
 - (i) All streets shall be publicly dedicated, and constructed in accordance with applicable standards contained in the land subdivision regulations.
 - (ii) Reduced rights-of-way or pavement width in residential subdivisions may be recommended by the Planning and Zoning Commission and approved by the Village Board, if it is

determined appropriate for maintaining the character of the area or for preserving natural features.

- (h) Vehicular Access – Points of vehicular ingress and egress to the site shall be minimized to maintain the safety and operational efficiency of Forsyth's major roadways and collector roadways. Where possible, cross-access between properties shall be provided.
- (i) Design Standards – All non-residential or multi-family components of a Planned Unit Development shall meet or exceed the general provision standards for design (parking, landscaping, etc.) contained in section 4.6 of Article IV, **DISTRICT REGULATIONS** of this Ordinance.
- (j) Underground Utilities – All utilities (including electric, telephone, gas, cable TV and communications) shall be installed underground.
- (k) Tree Replacement – Where determined appropriate by the Village Board, trees greater than six (6) inches in caliper, as measured twelve (12) inches above grade, which are identified to be removed for construction, shall be replaced in accordance with a tree replacement plan that is subject to review and approval by the Village Board.
- (l) Performance Standards – All activities associated with a business, office, or mixed use planned unit development shall conform to the standards established by Article X, **PERFORMANCE STANDARDS**, of this Ordinance.
- (m) Preliminary Plan Approval – Preliminary approval of a planned unit development by the Village Board shall be null and void, in the event that the petitioner has failed to obtain final planned unit development approval for a least the first phase of the development within twenty-four (24) months of the date of the preliminary approval.
- (n) Recording of Plat – Within thirty (30) days of the date of approval of any final plan, for all of a development or a single phase, the petitioner shall record a plat, approved by the Village Board as being consistent with the approved planned unit development, with the County Recorder.
- (o) Completion – The planned unit development shall be initiated within two (2) years of final planned unit development approval, and shall be substantially completed within the period of time specified by the petitioner and set forth in the development ordinance prepared for the project, unless an extension is requested by the petitioner and approved by the Village Board.
- (p) Compliance with Ordinances – Where there is a conflict or difference between the provisions of this Article and those of other Articles of this Ordinance or other ordinances, the provisions of this Article shall prevail. Except as otherwise set forth herein, all other applicable Village ordinance provisions shall apply.
- (q) Exceptions – The Village Board may recommend and approve exceptions to standards and criteria when determined necessary to achieve the planning objectives set forth in this Article.

5.5 RESIDENTIAL STANDARDS:

- A. **Open Space/Greenbelt** – Open space shall be provided for Village residents in the form of parks, greenbelts, open space, and recreational facilities, consistent with regulatory and policy directives of Forsyth and the provisions of this Article.
- (1) Unless otherwise recommended and approved by the Village Board, not less than twenty-five (25) percent of the gross land area within a single family residential planned unit development shall be reserved and designated as open space, greenbelt, and/or recreational facilities. This percent shall be increased to thirty (30) percent for planned unit developments with thirty (30) percent or more of the dwelling units other than single family detached.
 - (2) Where parks and greenbelts illustrated on the Future Land Use Plan in the Comprehensive Plan pass through a proposed residential subdivision, land shall be provided in lieu of cash according to the provisions of this Ordinance. The Board of Trustees has determined that the dedication of land in these areas is essential for implementing the continuous greenbelt and open space system established in the Village's Comprehensive Plan.
 - (3) Designated open space, greenbelts, or public recreational facilities reserved under a planned unit development shall be held and maintained by a homeowners' association, unless conveyed to a public authority approved by the Village Board.
 - (4) All designated open space, greenbelts, and/or recreational facilities shall be dedicated as open space in perpetuity, and shall be so designated in the development ordinance and final plat of subdivision(s) recorded for the planned unit development.
 - (5) The cost for improving open space or greenbelts, or constructing recreational facilities proposed as part of a planned unit development, shall be included in the letter of credit or other surety required for the public or quasi-public improvements as described in this Ordinance.
 - (6) Open space shall be suitably improved for its intended use. However, open space containing natural features worthy of preservation, including traditional agricultural uses, may be left unimproved.
 - (7) No portion of a planned unit development shall be conveyed or dedicated as public open space, greenbelt, or recreation to any public body until such conveyance or dedication is reviewed and approved by the Village Board.
- B. **Minimum Lot Size** – Minimum lot size shall be as set forth in this Ordinance unless twenty-five (25) percent of the total gross acres have been set aside for: active recreational areas and/or facilities; open space; or preservation of major stands of trees or other natural areas. The Village finds that flexibility in its standards are warranted only when such amenities are proposed as part of a planned unit development.

- (1) Net development area shall be determined by subtracting the area set aside for non-residential uses from the gross development area, then deducting fifteen (15) percent of the remainder for streets, regardless of the amount of land actually required for streets.

Net Development Area Example

Gross Development Area	100.0 acres
- Non-Residential Area	10.0 acres
- 15% for Streets	13.5 acres
= Net Development Area	76.5 acres

- (a) In no case shall the net lot size for single-family dwellings, or net lot area for each multi-family dwelling unit, be less than the following:
- (i) Single-Family, detached: 6,000 square feet
 - (ii) Single-Family, attached: 5,000 square feet
 - (iii) Patio House: 5,000 square feet
 - (iv) Townhome: 3,500 square feet
 - (v) Two-Family or Duplex: 3,500 square feet
 - (vi) Quadplex: 3,000 square feet
 - (vii) Apartments, Low-Rise: 2,000 square feet
- (2) For the purpose of this Article, recreational facilities and open space provided as part of the planned unit development may include but not be limited to the following:
- (a) Parks
 - (b) Greenbelts
 - (c) Golf course
 - (d) Swimming pools
 - (e) Community center
 - (f) Health club
 - (g) Tennis courts
 - (h) Jogging trails
 - (i) Physical fitness courses
- (3) At the discretion of the Village Board, the following may be included as open space or recreational facilities:
- (a) Ponds required for stormwater retention or detention basins, provided they are developed with trails, benches, and other substantial landscape features.

- (b) Land for parks, greenbelts, or preservation of natural features such as floodplains, steep slopes, wetlands, high quality native plant communities, major stands of trees, or riparian zones.
- C. Building Separation – Residential structures shall be separated and arranged to protect the privacy of each dwelling unit and provide adequate space for emergency access and maintenance. Townhome buildings shall contain no more than six (6) units without a separation. A side to side of at least twenty (20) feet is required between buildings. Separation of townhomes front to front, or front to rear, shall be at least sixty (60) feet, and front or rear sides shall be at least forty (40) feet.

5.6 APPLICATION AND APPROVAL:

A. Administrative:

- (1) Application – Applications for planned unit developments shall be made on forms provided by the Zoning Official, and shall be accompanied by plans, drawings, documents, and other information required by this Article. Applications and other required documentation shall be reviewed by the Zoning Official for compliance with submittal requirements set forth herein for pre-application and preliminary or final plan review, before forwarding these materials to the Plan Review Committee, Planning and Zoning Commission, or Village Board. (Am. Ord. 946, passed 6-1-2015)
- (2) Planned Unit Development Ordinances:
 - (a) Planned unit developments shall be controlled by means of ordinances adopted by the Village Board subsequent to approval of final plans. Said ordinance shall include graphics and other support documentation upon which Village Board approval is based. The ordinance shall specify any conditions of approval established by the Village Board.
 - (b) Ordinances approving final plans may provide for exceptions from district regulations governing use, density, area, setbacks, height, parking, and subdivision design standards, as determined to be desirable to achieve the objectives of the proposed planned unit development, provided such exceptions are consistent with the standards and criteria contained in this Article.

B. Pre-Application Procedure (Mandatory):

- (1) Prior to the filing of an application for approval of a planned unit development, the petitioner shall contact the Zoning Official to arrange an informal meeting with the Plan Review Committee. (Am. Ord. 946, passed 6-1-2015)
- (2) The purpose of the pre-application meeting is to discuss the proposed development in conjunction with Village planning and zoning objectives, as expressed in the Comprehensive Plan and as set forth within this Article, and to ask whether the developer has secured short- and long-term financing sufficient to complete the proposed project. The Village will request a list of projects developed, completed, or participated in by the petitioner.

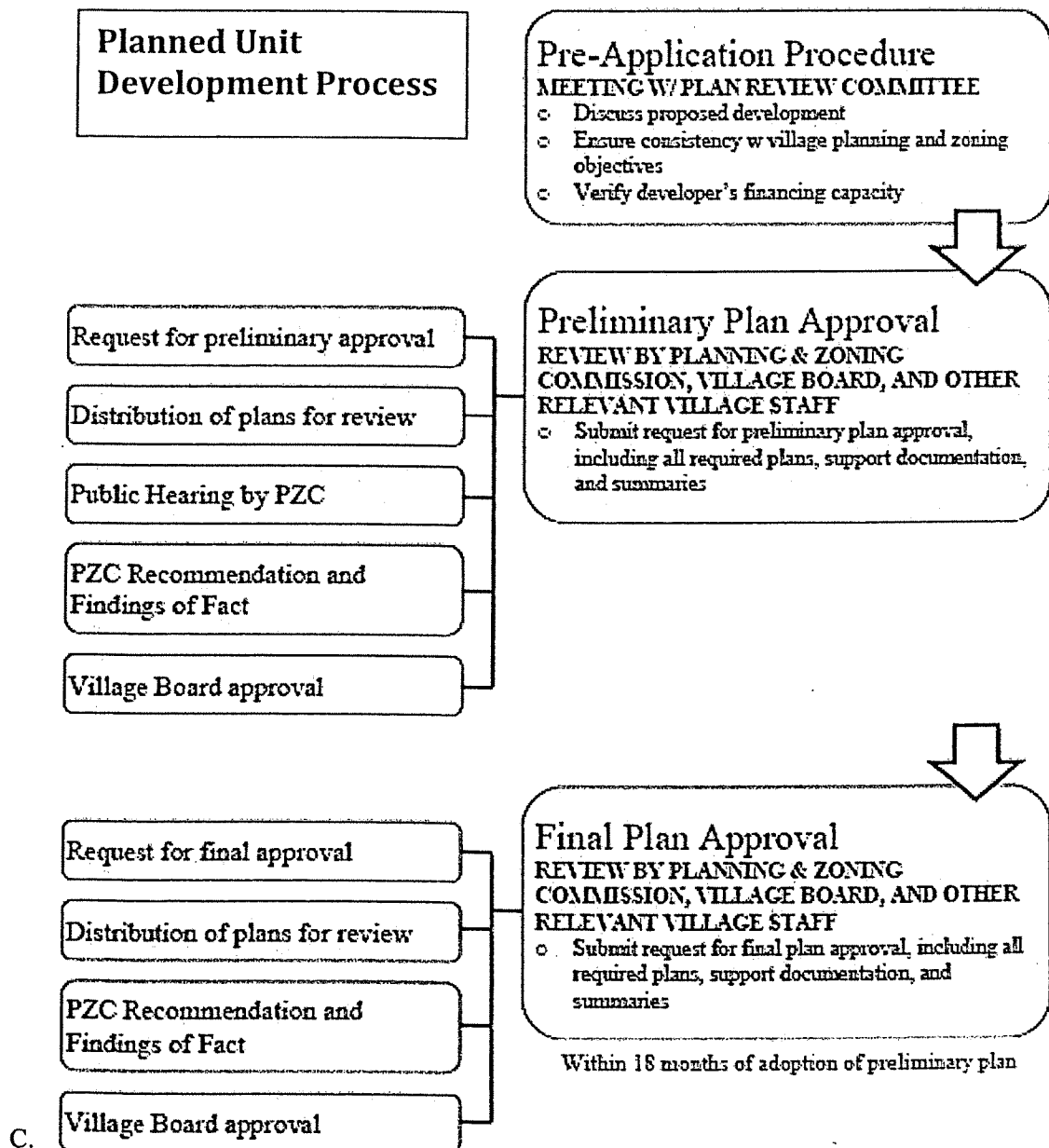
- (3) Not less than fifteen (15) days before the pre-application meeting, the petitioner shall provide four (4) print copies and one electronic (PDF) copy of:

- (a) Concept Plan – A concept plan shall be submitted at a scale necessary to describe the proposed development and surrounding area in sufficient detail to demonstrate the relationship of the planned unit development to adjoining uses, both existing and proposed, and to the topography and natural features of the adjoining land uses. The plan shall include:
- (i) North arrow, scale, and date of preparation.
 - (ii) Name, address, and profession of the person or firm who prepared the plan.
 - (iii) Proposed name of the planned unit development.
 - (iv) Proposed land uses.
 - (v) Total acreage and percent of the site devoted to each land use.
 - (vi) Proposed layout of streets, lots, and blocks.
 - (vii) Proposed school and park sites, if applicable.
 - (viii) Proposed greenbelt, if applicable, and other open space or developed recreation areas.
 - (ix) Proposed building footprints and estimated floor area for all non-residential structures, if any.
 - (x) Wetlands, floodplains, floodways, and surface waters, including lakes ponds, streams, and drainage swales.
 - (xi) Any other data reasonably necessary to provide an accurate overview of the proposed development as determined by the Zoning Official.

(Am. Ord. 946, passed 6-1-2015)

- (4) The Plan Review Committee shall evaluate the proposed concept plan and other documentation and advise the petitioner as to the compatibility of the planned unit development with the Comprehensive Plan, this Ordinance, and the development goals and policies of the Village of Forsyth. Recommendations relative to a pre-application review are advisory only, and shall not constitute a waiver from the requirements contained in applicable ordinances. In those instances where the Zoning Official has authorized the application to be processed as a minor planned unit development, the Plan Review Committee shall submit a summarization to the Planning and Zoning Commission with a recommendation to process the preliminary and final plans consecutively or concurrently. (Am. Ord. 946, passed 6-1-2015)
- (5) The Plan Review Committee may, at its discretion, require plans and support documentation to be revised before referring the proposed planned unit development to the Village Board. This may require additional meetings between the petitioner and the Committee to assure that the proposed planned unit development conforms, to the maximum extent possible, with the applicable ordinance provisions, goals, and policies of the Village of Forsyth.

- (6) When determined desirable by the Committee, Village staff, or its consultants shall prepare a written report, which shall be forwarded to the Village Board. The report shall:
- (a) Evaluate the compatibility of the planned unit development with Forsyth's Comprehensive Plan;
 - (b) Identify and comment on exceptions from applicable ordinances which have been requested by the petitioner;
 - (c) Summarize recommendations by the Plan Review Committee regarding the proposed planned unit development; and
 - (d) Summarize the petitioner's proposed schedule for submitting preliminary and final plans in accordance with procedures set forth herein.



Preliminary Plan:

(1) **Purpose:**

- (a) The purpose of the preliminary plan is to obtain a recommendation and preliminary approval by the Village Board indicating that all plans and programs which the petitioner intends to build and follow are acceptable, and that the petitioner can reasonably proceed with preparation of detailed architecture, engineering, site, and landscape plans.
- (b) The preliminary plan is more detailed than the concept plan required for pre-application. This plan is meant to assure the petitioner that final plans will be approved by the Village Board, provided these plans substantially conform to the approved preliminary plans.

(2) **Procedure:**

- (a) A request for preliminary plan approval, signed by the owner of record of the land proposed for a planned unit development, shall be submitted to the Zoning Official, who will forward the request to the Planning and Zoning Commission for public hearing, report, and recommendation. The Zoning Official shall also notify the Village Board of the pending application and hearing schedule. (Am. Ord. 946, passed 6-1-2015)
- (b) The Zoning Official may authorize the application for planned unit development to be processed as a minor planned unit development when the following criterion are present: the development involves five acres or less; there are no mixed zoning uses; the property fronts on streets which are adequately improved for the proposed use; and extensive modification of municipal facilities shall not be required to service the proposed developments. The preliminary and final plats, as described hereafter, may be processed and submitted for approval concurrently. (Am. Ord. 946, passed 6-1-2015)
- (c) Preliminary and final plans must be filed and processed consecutively, and not simultaneously (excepting minor planned unit developments), unless specifically exempted from this requirement by the Village Board.
- (d) Preliminary plats of subdivision may be processed along with the preliminary plan submittal, according to procedures and submittal requirements set forth in the land subdivision standards in this Ordinance, as may be amended from time to time.

(3) **Distribution of Plans and Required Documentation:**

- (a) The petitioner shall file four (4) print copies of plans and other support documentation, as identified below, with the Zoning Official. All submittals shall also be supplied in electronic form (PDF or similar), and all materials shall include a date of preparation or revision. (Am. Ord. 946, passed 6-1-2015)
- (b) Once all required drawings and information have been received, the Zoning Official shall distribute the preliminary plan submittal to the Planning and Zoning Commission, and to other reviewers designated by the Zoning Official. This shall include, but not be limited to, the following: (Am. Ord. 946, passed 6-1-2015)

- (i) Planning and Zoning Commissioners and Recording Secretary.
 - (ii) Board of Trustees.
 - (iii) Village Administrator. (Am. Ord. 2016-3, passed 3-7-2016)
 - (iv) Village Clerk.
 - (v) Village Engineer.
 - (vi) Village Planner.
 - (vii) Fire Protection District.
 - (viii) Village Attorney.
- (c) Required plans, support documentation, and summarization from the Plan Review Committee regarding minor planned unit developments shall be submitted no later than fifteen (15) working days before the next scheduled meeting of the Planning and Zoning Commission, to assure adequate time for review.
- (4) Required Submittals – Unless specific submittal requirements are waived by the Zoning Official, the following plans and drawings, as applicable, shall be submitted at the scale necessary to clearly indicate the planned unit development for the property: (Am. Ord. 946, passed 6-1-2015)
- (a) Location map.
 - (b) Site Plan – The proposed site plan shall contain all the information required at the pre-application stage, as well as the following:
 - (i) Location of the subject site by section, town, and range, or by other approved legal description.
 - (ii) Name and address of the site planner, engineer, architect, and landscape architect.
 - (iii) Name and address of the owner and/or trust beneficiary.
 - (iv) Site data, including as applicable:
 - a. Total acreage and acreage of each proposed lot, outlot, and open space, greenbelt, or recreation areas.
 - b. Acres and percent of the planned unit development devoted to each land use.
 - c. Percent of land devoted to streets and public rights-of-way.
 - d. Percent of land covered by buildings and parking.
 - e. Percent of the site devoted to usable open space.
 - f. Minimum lot size.
 - g. Existing zoning on and adjacent to the site.
 - (v) Existing topography and proposed grading.
 - (vi) Existing and proposed zoning.

- (vii) Municipal and school districts within which the project is located.
 - (viii) Utility easements.
 - (ix) Proposed lotting and footprints of all non-residential structures.
 - (x) Maximum lot coverage by buildings and other impervious surfaces, for all uses within the planned unit development.
 - (xi) Off-street parking and loading areas, including number and dimensions of parking spaces, drive aisles, and loading zones.
 - (xii) Configuration and acreage of all land proposed to be dedicated as open space or greenbelts, and all sites to be conveyed, dedicated, or reserved for parks, playgrounds, school sites, public buildings, and similar public and quasi-public uses.
 - (xiii) Pedestrian and/or bicycle circulation systems.
 - (xiv) Greenbelt or other open space systems, and submittal requirements for these systems as set forth in Article III of this Ordinance.
 - (xv) Proposed phasing.
 - (xvi) Location of trash bins and enclosures for all multiple-family residential and non-residential uses, if any.
 - (xvii) All other information determined necessary by the Planning and Zoning Commission to clearly show the proposed elements of the planned unit development.
- (c) Grading Plan – The grading plan shall show both existing and proposed contours and elevations and shall identify all areas proposed for excavation and/or filling of the property.
- (d) Landscape Plan – The landscape plan shall be superimposed on the grading plan, and shall include:
- (i) Any proposed fences, walls, berms, and entry monuments.
 - (ii) Contours for any landscaped berms.
 - (iii) One or more sections through the site to illustrate the relationship between the landscape materials, the land form, proposed buildings, and nearby properties.
 - (iv) Location of all trees and shrubs, keyed into a plant list, which identifies species, sizes, and quantities for proposed plantings.
 - (v) Method of screening trash collection facilities and enclosures.
- (e) Photometric Plan – The photometric plan shall be superimposed on the site plan, for all multiple-family residential and non-residential planned unit development, and shall:
- (i) Identify the location and heights of all light standards.
 - (ii) Identify footcandle intensities on the site of the planned unit development, and ten (10) feet beyond proposed property lines.

- (iii) Include specifications for proposed lighting, including wattage, method of illumination, color of light standards and luminaries, and fixture types.
- (f) Development Schedule – A development schedule shall be submitted which addresses:
 - (i) Approximate dates for initiating project construction.
 - (ii) Phasing and anticipated date of completion for public improvements for each phase.
 - (iii) The area and location of open space and/or greenbelt areas to be provided with each phase.
 - (iv) The mix of uses proposed for implementation within each phase of a mixed use planned unit development.
- (g) Architectural Drawings – Preliminary architectural drawings for buildings shall be submitted which include:
 - (i) Typical elevations (front, rear, and side) for proposed residential and non-residential buildings, which identify materials, color styling, and any variations in height, roof pitches, and façade articulation proposed for all exterior elements of the building.
 - (ii) Gross floor area for all non-residential buildings.
 - (iii) Minimum habitable floor areas for residential buildings, excluding garages, basements, porches, and patios.
 - (iv) Proposed building heights.
 - (v) Roof plan for all non-residential structures, which shows the proposed location and top elevation of all roof-mounted mechanical equipment.
 - (vi) Cross-sections of all non-residential structures which show the relation of the roof structure and/or parapet wall to the proposed roof-mounted mechanical equipment.
- (h) Protective Covenants – Proposed covenants shall be prepared and submitted which include:
 - (i) Architectural controls for residential dwellings, including:
 - a. Minimum floor area, excluding garages, basements, porches, and patios.
 - b. Maximum lot coverage.
 - c. Minimum front, rear, and side yards.
 - d. Materials.
 - e. Anti-monotony code.
 - f. Landscaping for individual lots.
 - g. Maintenance of common facilities.

- (ii) Tenant sign controls for all non-residential, multi-tenant developments.
 - (iii) Provisions for dedication and maintenance of all open space, greenbelt, and recreation areas.
- (i) Utility Plan – A proposed utility plan shall be superimposed on the proposed site plan and shall show:
 - (i) Approximate location and dimensions of all sanitary sewer, storm sewer, and water lines.
 - (ii) Drainage ditches, culverts, water retention areas, and utility easements.
 - (iii) Statement from the petitioner's engineer attesting to the capability of existing water and sewer systems to service the proposed development.
- (j) Traffic Impact Study – A traffic study, prepared by a professional engineer licensed in the State of Illinois, when deemed appropriate by the Zoning Official shall be submitted to: (Am. Ord. 946, passed 6-1-2015)
 - (i) Identify anticipated volumes of traffic to be generated by each phase of the planned unit development.
 - (ii) Identify required public roadway improvements and/or traffic regulation devices needed to insure the proper safety of traffic to, through, and around the planned unit development.
- (k) Written Statement – A written statement shall be submitted by the petitioner which describes:
 - (i) Why the petitioner is processing the project as a planned unit development.
 - (ii) How the proposed planned unit development meets the objectives of the Comprehensive Plan and the purposes for planned unit development, as noted in Section 5.1. (Am. Ord. 946, passed 6-1-2015)
 - (iii) How the project is compatible with adjacent existing land uses or planned land uses.
 - (iv) How the project will economically benefit or otherwise affect Forsyth, including information regarding additional public facilities and/or services that will be needed as a result of the proposed project.
 - (v) A comprehensive list of all requested exceptions to applicable ordinances.
- (l) School/Park – The petitioner shall prepare an estimate of land and/or cash that will be required for the development, based on the adopted Land/Cash Ordinance for Parks, Schools, and Public Areas, as may be amended from time to time.

- (m) Other – The Planning and Zoning Commission may require preparation and submittal of the following additional elements for review and evaluation:
 - (i) Fiscal impact study, detailing the estimated cost which the planned unit development will have on all taxing bodies, and anticipated revenues which will be realized from each phase of development.
 - (ii) A projected school population study estimating the number of students by age group, which will be generated by the development, if applicable.
 - (iii) Other information that is deemed necessary for evaluation of the proposed development in comparison to Village plans, policies, ordinances, and existing conditions.
- (5) Public Hearing:
 - (a) Scheduling – Upon receipt of all required documentation, the Zoning Official shall coordinate the time, date, and place of the public hearing with the petitioner and the Planning and Zoning Commission. (Am. Ord. 946, passed 6-1-2015)
 - (b) Content of Notice – The notice of public hearing shall, at a minimum, include:
 - (i) A legal description of the subject property.
 - (ii) The address or common name of the subject property.
 - (iii) The name of the petitioner.
 - (iv) A description of the petitioner's request including, but not limited to, the requested zoning, acreage of the subject property, proposed mix of uses, and number and types of dwelling units, if any, and square footage of non-residential uses, if any.
 - (v) Identification of requested exceptions from applicable ordinances.
 - (vi) The time, place, and purpose of the public hearing.
 - (c) Notice to the Public – The Village shall give notices of the public hearing as follows:
 - (i) Property Owners:
 - a. Village staff shall notify all property owners within two hundred fifty (250) feet in all directions of the petitioner's property. Said notices shall be mailed out not more than thirty (30) days, nor less than fifteen (15) days, in advance of such hearing.
 - (ii) Publication – Notice of said hearing shall be published, by the Village, at least once in a newspaper of general circulation within the Village of Forsyth, not less than fifteen (15) days, nor more than thirty (30) days, before the date of the hearing.

(iii) Posting:

- a. The Village shall post and maintain, for a period of not less than ten (10) days prior to the hearing, a public hearing notice sign.
- b. Said notice sign shall be erected not more than fifteen (15) feet from the front lot line and be placed in such a manner as to be visible from the street.
- c. The jurisdiction of the Planning and Zoning Commission to hold public hearings shall not be affected by the absence of a posted notice sign, if such absence is not the result of the applicant's act or omission.

- (iv) Other – Supplemental or additional notices may be distributed, published, or posted as the Village Board may require.

(Am. Ord. 946, passed 6-1-2015)

(d) Conduct of Hearing:

- (i) The petitioner shall enter all plans, drawings, and other support documentation into the record as official exhibits, and shall demonstrate compliance with the notice of public hearing, notice of surrounding property owners, and posting of the property.
- (ii) The hearing may be continued by the Planning and Zoning Commission from time to time, during which time plans, drawings, and support documentation may be revised and resubmitted.

- (6) Planning and Zoning Commission's Recommendation – After the close of the public hearing, the Planning and Zoning Commission shall recommend approval or denial of the proposed planned unit development. The recommendation may include conditions of approval intended for incorporation into final plans and supporting documentation.

- (7) Statement of Findings of Fact – The Chairperson shall have prepared a written Statement of Findings of Fact, which shall be submitted to the Village Board with the Planning and Zoning Commission's recommendation:

- (a) The Planning and Zoning Commission's Statement of Findings of Fact shall include but not be limited to:
 - (i) Name and address of the petitioner and the petitioner's attorney.
 - (ii) The petitioner's request.
 - (iii) A description of the project.
 - (iv) A list of requested exceptions from zoning or planned unit development standards, if any, and the basis for recommending approval or denial of each exception.
 - (v) A list of exhibits upon which the Planning and Zoning Commission's recommendation is based, including title, author, and date of preparation or revision.

- (vi) Recommendation of the Planning and Zoning Commission, including conditions of approval, if any.
 - (vii) The roll call vote.
- (b) The Statement of Findings of Fact shall also specify in what respects the proposal would or would not be in the public interest, and shall, at a minimum, address:
 - (i) The extent to which the proposed planned unit development departs from the zoning, land subdivision, or planned unit development standards otherwise applicable to the subject property and the reasons why such departures are in the public interest.
 - (ii) Compatibility of the proposed planned unit development with adjacent properties and neighborhoods.
 - (iii) The desirability of the proposed planned unit development, or lack thereof, for the Village's tax base and economic well-being.
 - (iv) The adequacy of the physical design and methods by which the proposed planned unit development would:
 - a. Make provision for public utilities and services.
 - b. Provide adequate control over vehicular traffic.
 - c. Provide for and protect designated open space and drainage systems.
 - (v) Compatibility with the Comprehensive Plan and the goals and policies for planning within the Village of Forsyth.
- (8) Village Board Review:
 - (a) Subsequent to receiving the Planning and Zoning Commission's Statement of Findings of Fact, the Zoning Official shall schedule the proposed planned unit development for review by the Village Board. (Am. Ord. 946, passed 6-1-2015)
 - (b) The petitioner shall present all exhibits and testimony applicable for review and action by the Village Board.
 - (c) The Village Board shall approve, approve with modifications, or disapprove the preliminary plan for the proposed planned unit development.
- (9) Action by the Village Board:
 - (a) The preliminary plan may be disapproved or referred back to the Planning and Zoning Commission for additional review of specified items, by motion of the Board.
 - (b) If the preliminary plan is approved, the Village Board shall prepare a development ordinance for the preliminary plan. The ordinance shall identify all applicable exhibits and support documentation upon which Village Board action is based, and shall include any conditions of approval.

D. Final Plan:

(1) Process:

- (a) Within eighteen (18) months of the adoption of the preliminary plan development ordinance, the petitioner shall file all required final plan submittals for applicable phases of construction with the Zoning Official. The submittal shall address all conditions of approval that are set forth in the preliminary plans and development ordinance. (Am. Ord. 946, passed 6-1-2015)
- (b) The request for final approval of a planned unit development shall be submitted to the Zoning Official who, upon receipt of all required submittals, will forward the request to the Planning and Zoning Commission for its review and recommendation. Final plan approval may be obtained in phases, in accordance with the petitioner's development schedule. (Am. Ord. 946, passed 6-1-2015)
- (c) Final plats of subdivision may be processed along with the final plan submittal in accordance with the land subdivision regulations in this Ordinance.
- (d) Final plan submittals shall demonstrate compliance with the preliminary plan development ordinance. The petitioner shall file four (4) print copies of plans, drawings, and other required supporting documentation with the Zoning Official. All submittals shall also be supplied in electronic form (PDF or similar), and all materials shall include a date of preparation or revision. Once all required drawings and information have been received, the Zoning Official shall distribute the final plan submittal to the Planning and Zoning Commission and to other designated reviewers. (Am. Ord. 946, passed 6-1-2015)
- (e) Required plans, drawings, and supporting documentation shall be submitted no later than fifteen (15) working days before the next scheduled meeting of the Planning and Zoning Commission to assure adequate time for review.
 - (i) Submittals – Required submittals shall include, but not necessarily be limited to, the following, as applicable:
 - a. An accurate legal description of the entire area under immediate development within the planned unit development.
 - b. A final site plan which includes:
 - Identification of all use areas, including open space, greenbelts, and recreation areas.
 - Approved building setbacks and separations.
 - Footprints of all non-residential buildings.
 - c. An accurate legal description of each separate unsubdivided use area, such as open space and greenbelts.

- d. Tabulations of each use area, including land area and number of dwelling units per acre, if any.
 - e. Final landscape plan, superimposed on a grading plan.
 - f. Final utilities and drainage plan.
 - g. Final agreements, by-laws, provisions, or covenants which govern the use, maintenance, and continued protection of the planned unit development and its open space, greenbelts, or other recreational facilities.
 - h. Final development and construction schedule.
 - i. Detailed elevations of buildings.
 - j. Final engineering drawings.
 - k. A certificate from the County which documents that no delinquent taxes exist, and that all special assessments constituting a lien on the whole or any part of the property of the planned unit development have been paid.
- (ii) The final plan shall be processed as follows:
- a. The Planning and Zoning Commission shall review the final plan and plat submittal at a public meeting, and shall recommend approval if it is in substantial compliance with the preliminary plan development ordinance. Their recommendation may include such additional conditions as may be appropriate, based on the final documentation submitted.
 - b. If the final plan and plat are substantially different from the approved preliminary plan, the Planning and Zoning Commission shall either:
 - Recommend disapproval of the final plan submittal; or
 - Recommend to the Village Board that a new public hearing be held in conformance with the procedures established for approval of a preliminary plan.
 - c. With a recommendation of approval, the Planning and Zoning Commission shall submit to the Village Board a written Statement of Findings of Fact and Recommendations which:
 - Confirms that final plan submittals are in conformity with the preliminary plan development ordinance; and
 - Identifies any additional conditions of approval.

- (iii) If the Village Board decides to approve the final development plan, it shall prepare the final plan development ordinance. If the Village Board determines that the final development plan shall be disapproved, it shall do so by a motion of the Board. In lieu of denial, the Village Board may grant the petitioner additional time to remedy any deficiencies.
 - (iv) No plats shall be recorded, and no building permits issued, until final plan submittals have been approved by the Village Board. Final plats shall be recorded by the petitioner within thirty (30) days of the date of final plan approval.
- E. Guarantees – In all cases where special use permits for a planned unit development are granted, the Village Board shall require a Construction Agreement and a Bond or Bonds for public improvements.

5.7 CHANGES IN THE PLANNED UNIT DEVELOPMENT:

- A. The planned unit development shall be implemented only according to the approved final plan development ordinance and recorded final plats of subdivision recorded for the planned unit development. The recorded final plats and supporting data, together with all recorded documents and amendments, if any, shall be binding on the owners, successors, heirs, and assigns.
- B. Changes to a planned unit development may be made as follows:
 - (1) Major Changes:
 - (a) Changes which alter the concept or intent of the planned unit development may be approved by the Village Board only by submission of a new final plan and final plats of subdivision for the planned unit development. All revisions shall be reviewed by the Planning and Zoning Commission at a public hearing.
 - (b) Major changes include, but are not limited to, the following:
 - (i) Increases in density.
 - (ii) Increases in the heights of buildings.
 - (iii) Reductions in approved open space, greenbelts, or preservation areas.
 - (iv) Modifications to the approved uses, and a change by more than ten (10) percent in the acreage allocated to each use.
 - (v) Rearrangement of lots, blocks, and building tracts.
 - (2) Minor Changes – Minor changes may be approved by the Village Board, after review and recommendation of the Planning and Zoning Commission at a public meeting, provided said changes do not alter the spirit and intent of the approved planned unit development. Minor changes include:
 - (a) Minor modifications to the location of buildings, provided all setbacks established for the planned unit development are met.

- (b) Minor changes to the location and configuration of streets and rights-of-way, which are made to preserve natural features.
- (c) Minor changes to the location and configuration and size of approved open space, greenbelts, and recreational facilities, due to circumstances that were not foreseen at the time the final plans were approved.
- (3) Incidental Field Changes – Incidental field changes may be approved by the Zoning Official. (Am. Ord. 946, passed 6-1-2015)
- (4) Recording – Major changes which are approved for the final planned unit development shall be recorded as amendments to the recorded copy of the final plat of subdivision(s).

AFFIDAVIT OF PUBLICATION

State of Florida, County of Duval, ss:

Yuade Moore, 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 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

May. 7, 2024

NOTICE ID: lhrq1PP65YKJ2cbU3mJt

PUBLISHER ID: COL-9000290

NOTICE NAME: Planning & Zoning May 23, 2024

Publication Fee: 85.95

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

(Signed)

Yuade Moore

VERIFICATION

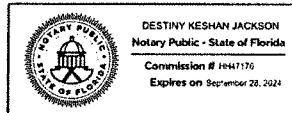
State of Florida
County of Duval

Subscribed in my presence and sworn to before me on this: 05/08/2024

Destiny K. Jackson

Notary Public

Notarized remotely online using communication technology via Proof.



NOTICE OF PUBLIC HEARING

The Village of Forsyth Planning and Zoning Commission will hold public hearings at 5:30 p.m., Thursday, May 23, 2024 at the Village Hall, 301 S. Route 51, Forsyth, IL. The Planning and Zoning Commission will meet to hold a public hearing and discuss the following items:

- Request submitted by Five Below by Expedite The Diehl LLC (Tracy Diehl) to vary the requirements of the Development Ordinance Section 7.4 C.(1) to allow four wall signs on the real property located at 990 U.S. Rt. 51, Forsyth, IL and legally described as: PT SW SW-BEG 52.26 E SW COR - N412.64 NE192.49 SE42.79 S355.31 SW250.02POB - & (EX HWY ROW) & (EX RD ROW) - 02BK3269/728 (PIN: 07-07-14-351-006).

- Request by Andrew R. Hendrian for special use to use the real property commonly known as 105 S. Route 51, Forsyth, Illinois and legally described as E300 N300 NE1/4(EXC HWY ROW) 99BK2887/599 BK2635/90 (PIN: 07-07-15-229-003) as a "Self-Storage Facility" as defined in Development Ordinance Section 2.2 and Am. Ord. 2016-3. The request is made in accordance with Development Ordinance Section 9.12. The property is currently zoned C1 and no request to vary the zoning has been made.

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.

5/7 COL-9000290