

AGENDA

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

5:30 P.M.

THURSDAY, July 25, 2024

VILLAGE HALL, 301 SOUTH ROUTE 51, FORSYTH, IL

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

PUBLIC HEARINGS

- Request by Dennis Espinoza for the following as relates to the two parcels of real property commonly known as 690 S. Route 51, Forsyth, Illinois and legally described as COLONIAL MANOR ADDN LOT 11 (EX HWY ROW) 95BK3153/431 IRREG (PIN 07-07-14-301-003) and AKERS PLACE FORSYTH OUTLOTS N298 LOT 6 95BK3153/433 IRREG (PIN 07-07-14-301-001): (1) map amendment to change the zoning of the parcel with PIN 07-07-14-301-003 from R-1 (current zoning) to C-1 (proposed zoning) in accordance with Development Ordinance Section 9.11; (2) approval of Final Plat in accordance with Development Ordinance Section 11.5 subdividing a portion of each of the two parcels into one parcel; and (3) variance of Section 6.5 Off-Street Parking Requirements to allow for 36 parking spaces in retail building. (4), Ordinance 3.16 to allow a irregular buffer zone.
- Request by 12C Properties LLC for the following as related to a portion of the real property legally described as SEC 14-17-2E PRAIRIE WINDS LT 3 (PIN: 07-07-14-200-007): (1) map amendment to change the zoning from R-1 (current zoning) to C-1 (proposed zoning) in accordance with Development Ordinance Section 9.11; and (2) approval of Planned Unit Development in accordance with Development Ordinance Section 5.6.
- Request submitted by Five Below by Expedite The Diehl LLC (Tracy Diehl) for a sign permit and to vary the requirements of Ordinance No. 2024-11 to allow for monument sign on the real property located at 990 U.S. Rt. 51, Forsyth, IL and legally described as: PT SW SW-BEG 52.26 E SW COR – N412.64 NE192.49 SE42.79 S355.31 SW250.02POB - & (EX HWY ROW) & (EX RD ROW) – 02BK3269/728 (PIN: 07-07-14-351-006).

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, JUNE 27, 2024
AT FORSYTH VILLAGE HALL**

CALL TO ORDER

Commissioner Perkins 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: Steve Ragan, Matt May, Larry Perkins, Colleen Brinkoetter

Absent: Chairman R. C. Campbell, Vice Chair Dennis Downey, Dan Doerfler, Tom Cantwell, Cathy Mitteer

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

Staff Absent: Village Attorney Andrew Jarmer

Attendees: Andrew Hendrian, Doug Handley

APPROVAL OF MINUTES

MOTION: Commissioner May made a Motion to approve the minutes of May 23, 2024 as presented and Commissioner Ragan seconded the motion.

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

Yeas: 4 – Ragan, May, Perkins, Brinkoetter

Nays: 0 – None

Absent: 5 – Campbell, Downey, Doerfler, Cantwell, Mitteer,

Motion declared carried.

PUBLIC HEARING #1

- **Request by Stacey Wenskunas for map amendment to change the zoning on the real property commonly known as 130 S. Grant Street, Forsyth, Illinois and legally described as Shaffers Addn to Village of Forsyth Lot 3 Blk I (PIN: 07-07-14-102-002). The request is made in accordance with Development Ordinance Section 9.11. The property is currently zoned OT and the request is made to change the zoning to R-2 to allow the construction of a duplex on the real property.**

Planning and Zoning Director Raleigh explained the buyer (Stacey Wenskunas) wants to designate the property as R-2 to build a duplex on that property. The sale is contingent on the zoning change. Resident Doug Handley spoke and said he feels the lot is not big enough for R-2 zoning and prefers it be a single-family building. A lengthy discussion was held by the Commissioners regarding ordinance setback requirements and other concerns.

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

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

Yeas: 1 – May
Nays: 3 – Ragan, Perkins, Brinkoetter
Absent: 5 – Campbell, Downey, Doerfler, Cantwell, Mitteer

Motion declared Denied.

PUBLIC HEARING #2

- Request by Andrew R. Hendrian for a variance to the setback requirements of the Development Ordinance Section 4.9 from 50 feet for the IDOT ROW to 20 feet from the IDOT ROW on 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) The property is currently zoned C 1 and no request to vary the zoning has been made.

Planning and Zoning Director Raleigh explained the details of the variance request for setback requirements on this property. The owner (Hendrian) wants to expand the lot behind the building 30 feet into the front yard setback and have a building on the east setback. Hendrian shared photos of the property and described his needs involving the variance then asked for feedback from the Commissioners. A lengthy discussion ensued regarding the pros and cons and details of this potential development. A particular point of concern centered on the request for the 50-foot setback to be revised to 20-foot setback. Planning and Zoning Director Raleigh said the staff does not recommend approval. The Commissioners continued their discussion.

Village of Forsyth
Planning and Zoning Commission Meeting Minutes
June 27, 2024

MOTION: Commissioner Ragan made a Motion to recommend approval for the setback for structures on this lot to change from 50 feet to 20 feet and Commissioner May seconded the motion.

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

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

Motion declared Denied.

Further discussion centered on the second portion of the request involving permission to set the portable storage buildings against the fence line. The pros and cons were discussed along with Hendrian answering questions from the Commissioners.

MOTION: Commissioner May made a Motion to recommend approval for allowing the backside of the portable storage buildings to be placed on the south and west side property lines and Commissioner Brinkoetter seconded the motion.

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

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

Motion declared Denied.

OLD BUSINESS

- **Review and discussion of Forsyth Code of Ordinances – Ongoing Discussion**
The discussion was postponed due to the absence of several Commissioners.

ADJOURNMENT

Commissioner Ragan made a Motion to adjourn, Commissioner Brinkoetter seconded the Motion, and Commissioner Perkins asked for a voice vote which was then unanimously approved. The meeting was adjourned at 6:45 P.M.

By: Cheryl Marty
Village Clerk

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Hudson, ss:

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

PUBLICATION DATES:

Jul. 9, 2024

NOTICE ID: Xj9I6FITt5XfwIUPO11Q

PUBLISHER ID: COL-9000417

NOTICE NAME: Planning & Zoning Meeting July 25

Publication Fee: 116.17

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

(Signed) Tatiana Dorval

VERIFICATION

State of New Jersey
County of Hudson

SHANNEA H HOLMES
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires August 1, 2026

Subscribed in my presence and sworn to before me on this: 07/11/2024

Shanea H Holmes

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, July 25, 2024 at the Village Hall, 301 S. Route 51, Forsyth, IL. The Planning and Zoning Commission will meet to hold a public hearing and discuss the following items:

- Request by Dennis Espinoza for the following as relates to the two parcels of real property commonly known as 690 S. Route 51, Forsyth, Illinois and legally described as COLONIAL MANOR ADDN LOT 11 (EX HWY ROW) 95BK3153/431 IRREG (PIN 07-07-14-301-003) and AKERS PLACE FORSYTH OUTLOTS N298 LOT 6 95BK3153/433 IRREG (PIN 07-07-14-301-001): (1) map amendment to change the zoning of the parcel with PIN 07-07-14-301-003 from R-1 (current zoning) to C-1 (proposed zoning) in accordance with Development Ordinance Section 9.11; (2) approval of Final Plat in accordance with Development Ordinance Section 11.5 subdividing a portion of each of the two parcels into one parcel; and (3) variance of Section 6.5 Off-Street Parking Requirements to allow for 36 parking spaces in retail building.
 - Request by 12C Properties LLC for the following as related to a portion of the real property legally described as SEC 14-17-2E PRAIRIE WINDS LT 3 (PIN: 07-07-14-200-007): (1) map amendment to change the zoning from R-1 (current zoning) to C-1 (proposed zoning) in accordance with Development Ordinance Section 9.11; and (2) approval of Planned Unit Development in accordance with Development Ordinance Section 5.6.
 - Request submitted by Five Below by Expedite The Diehl LLC (Tracy Diehl) for a sign permit and to vary the requirements of Ordinance No. 2024-11 to allow for monument sign on the real property located at 990 U.S. Rt. 51, Forsyth, IL and legally described as: PT SW SW-BEG 52.26 E SW COR - N412.64 NE192.49 SE42.79 S355.31 SW250.02POB - & (EX HWY ROW) & (EX RD ROW) - 02BK3269/728 (PIN: 07-07-14-351-006).
- 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.
7/9 COL-9000417



MEMORANDUM

To: Chairman Campbell and Planning and Zoning Commission
From: Ryan Raleigh, Director of Planning and Zoning
Date: July 18, 2024
Subject: Dollar General

1. Map Amendment to change the zoning of the parcel. There is a small part of the property that is currently zoned R1 and we need to change to C1
2. Approval of plat to combine two parcels into one
3. Variance of Section 6.5 Off Street Parking requirement to allow for 36 spots instead of the 43.
4. Ordinance 3.16 requires a minimum of 25 ft set back on the side , with landscaping. Because the building is placed at an angle, we will see setbacks that don't meet this standard. They are trying to work around the storm sewer and utility lines. The fence will be 6ft wooden privacy fence.

VILLAGE OF FORSYTH

301 S. Route 51
Forsyth, IL 62535

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



VARIANCE REQUEST APPLICATION

OWNER: ☒ (Future Deed owner)

APPLICANT: ☒

Name: DGOGForsythil03272024 LLC

Address: 1906 E Battlefield Rd, Springfield MO 65804

Phone Number: 417-256-8150

E-mail: rodney@overlandeng.com

Property Address: 690 Rte 51, Forsyth IL 62535

PIN #: 07-07-14-301-003

Legal Description of the Property:

See attached Site Survey & Legal Description

C-1: Commercial Service District

Zoning District: _____

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

Requested Variance of the Parking Spaces requirement noted in:
6.5 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS for retail use which requires 4 spaces per 1000 sq ft (1/250 sq ft) of floor area =
 $10640 / 250 = 42.6 = 43$ spaces.
The requested total parking = 35 spaces.

4.6 GENERAL PROVISIONS FOR ALL NON-RESIDENTIAL, R-3, AND
PLANNED UNIT DEVELOPMENT USES:

The requested variance approval is for the irregular buffer areas as shown on the attached site plan.

The site layout is not a uniform buffer, but has more landscaping added in the wider green areas where available.

2 Landscape islands are proposed to match the code. A sidewalk connection is also added to connect to the eastern residential areas.

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

The proposed project is a 10,640 sq ft Dollar General retail store with 35 parking spaces.

*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 site has several existing overhead and underground utility mains that makes the site layout and resulting parking spaces complex.

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?

Since it is a site specific condition, it does not appear to be a recurring circumstance.

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 proposed Dollar General use typically requires 35 parking spaces . Additional parking beyond the 35 spaces provided would not benefit the Village, applicant, or neighboring properties.

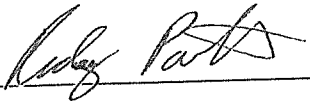
4. Will the authorization of such variance not be of substantial detriment to adjacent property and will the granting of the variance not change the character of the district? Please explain.

The adjacent properties would benefit with the granting of the variance by reducing impervious areas and lighting.

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

The parking spaces provided has been maximized for the usable store frontage area.

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

Signature:  Date: 7-2-24

For office use only

Date Received: _____

PZC Meeting Date: _____

Application Fee Paid: _____

Board Meeting Date: _____

Approved (Y/N): _____

Ordinance # _____

VILLAGE OF FORSYTH

301 S. Route 51
Forsyth, IL 62535

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



MAP AMENDMENT APPLICATION

OWNER: ☒ (Future Deed owner) APPLICANT: ☐

Name: DGOGForsythil03272024 LLC

Address: 1906 E Battlefield Rd, Springfield MO 65804

Phone Number: 417-256-8150 E-mail: rodney@overlandeng.com

Property Address: 690 Rte 51, Forsyth IL 62535 PIN #: 07-07-14-301-003

Legal Description of the Property:

See attached Site Survey & Legal Description

Current Zoning District: R-1: Single Family Residence District

C1 & R1

Proposed Zoning District: C-1: Commercial Service District

Existing use of the property:

The existing use is a vacant lot with remnants of a previous development.

Proposed use of the property:

The proposed project is a 10,640 sq ft Dollar General retail store with 35 parking spaces.

*Attach a location map showing the property lines, streets, and such items as the Zoning Official may require.

Address the following items:

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

The proposed amendment would allow redevelopment of a C1 & R1 zoned property. The amendment would meet Goal 3 of Economic Development: "Promote attraction of a grocery store, drug store, dry cleaner, and other basic services"

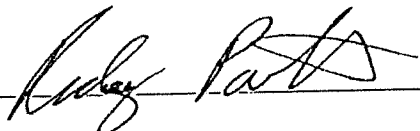
2. How does the amendment promote the public health, safety, and general welfare?:

The amendment would allow development of the Dollar General store which will provide necessary household goods to the neighboring residential areas and, would reduce miles driven to other communities for similar goods.

3. How does the amendment fulfill the standards set form in Section 9.11 F Standards (attached checklist):

The proposed amendment would revitalize an empty commercial lot that would be best utilized to serve the neighboring residential areas. Much of the parcel is already zoned C1, and the requested additional C1 area is needed for the development setbacks. Most of this area will remain open green space.

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

Signature:  Date: 7-19-24

For office use only

Date Received: _____

Application Fee Paid: _____

Approved (Y/N): _____

PZC Meeting Date: _____

Board Meeting Date: _____

Ordinance # _____

PRELIMINARY SITE PLAN

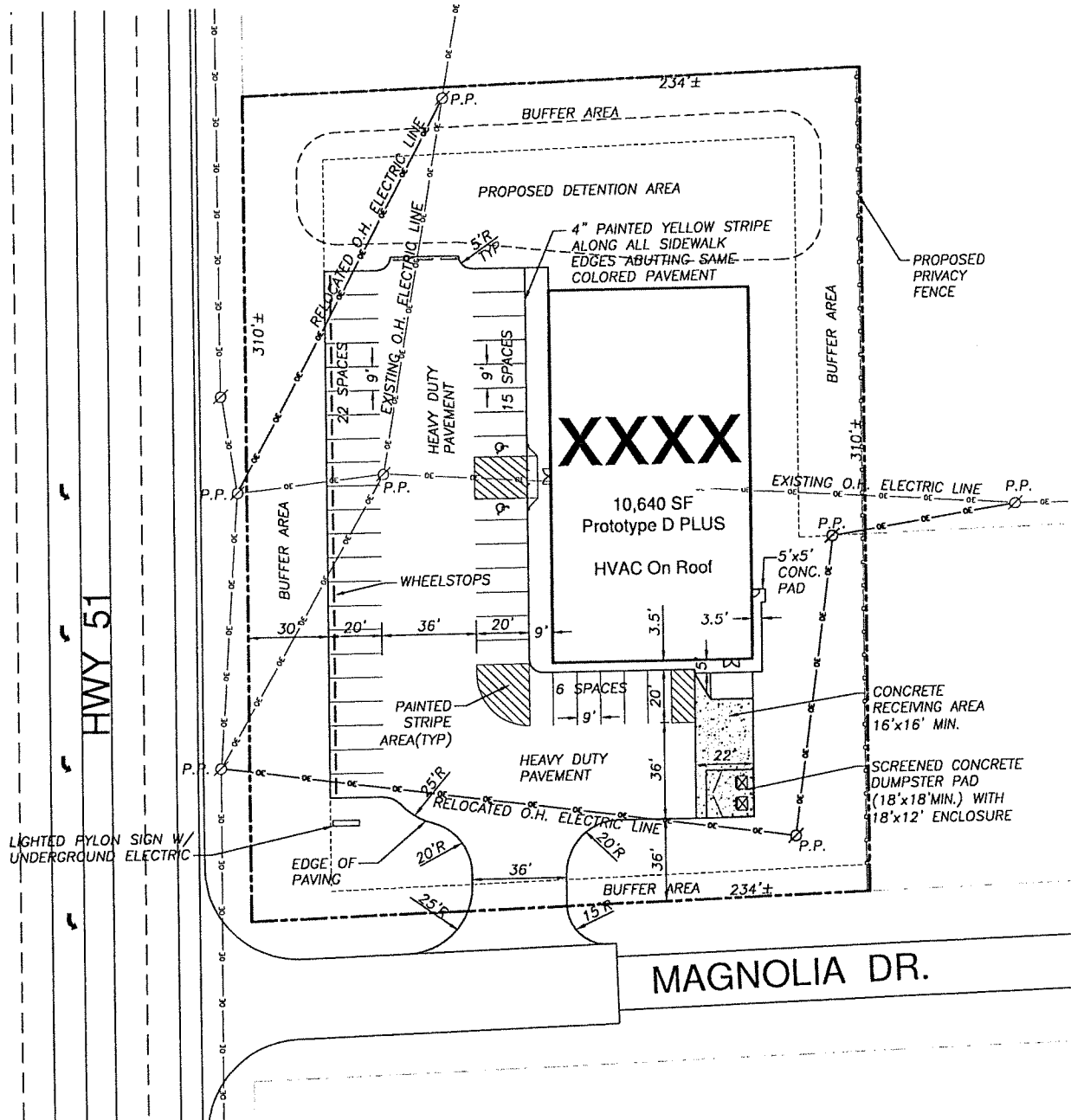
CITY, STATE - STREET:

FORSYTH, IL

PROTOTYPE:	D PLUS	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF:	10,640 / 8,504	COMPANY: OVERLAND GROUP, LLC	COMPANY: OVERLAND ENGINEERING, LLC	3/04/24
ACREAGE:	±1.67	NAME: SID AULTMAN	NAME: ERIC OBERDORF	
PARKING SPACES:	43	PHONE #: 205-995-2990	PHONE #: 417-256-8150	

PARKING SPACES REQUIRED BY CODE: 4/1000 sf GFA = 43

CONCRETE AREA:	21,740 SF
SIDEWALK AREA:	1,780 SF
DRIVEWAY APRON:	715 SF
RETAINING WALL:	0 LF
PRIVACY FENCE:	304 LF
PARKING OVER 35 SP:	1,440 SF
ASPHALT AREA:	0 SF



SCALE = NTS

OWNER'S DECLARATION

BE IT KNOWN that **DENNIS ESPINOZA** being the owner of the premises described in the preceding Surveyor's Certificate, situated in the Village of Forsyth, County of Macon, and the State of Illinois, do hereby subdivide the said tract of land and do hereby make the attached plat of said subdivision for the purpose of the sale of a lot therein by number as designated on said plat and do hereby designate the subdivision as "**RSBR MAGNOLIA DRIVE SUBDIVISION**" and the same shall be so known hereafter. We do hereby dedicate for drainage facilities the easement strip so designated on the plat as "Storm Sewer Easement"; hereby waiving in such portions so dedicated all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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

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

IN WITNESS WHEREOF, **DENNIS ESPINOZA**

hereunto set their hand and seal this _____ day of _____, 2024.

DENNIS ESPINOZA

OWNER'S AFFIDAVIT

STATE OF ILLINOIS

)ss

COUNTY OF MACON

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **DENNIS ESPINOZA** personally known to me to be the same persons whose names are subscribed to the foregoing instrument and to me personally known to be, appeared before me this day in person and severally acknowledged that they signed, sealed, and delivered said instrument as their free and voluntary act and as the free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this, _____ day of _____ 2024.

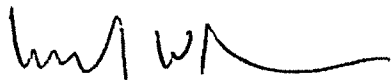
Notary Public

County, Illinois, do hereby certify that at the request of **Dennis Espinoza** owner of the property hereinafter described, the same being situated in the Village of Forsyth, Macon County, State of Illinois, have made a true and accurate survey of said tract of land and is more particularly described as follows:

PART OF LOT 11 OF COLONIAL MANOR ADDITION TO THE VILLAGE OF FORSYTH, AS PER PLAT RECORDED IN BOOK 1575, PAGE 75 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS AND PART OF LOT 6 OF AKERS PLACE FORSYTH OUTLOTS, AS PER PLAT RECORDED IN BOOK 338, PAGE 18 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 11, THENCE SOUTH 88 DEGREES 17 MINUTES 41 SECONDS WEST 54.64 FEET ALONG THE SOUTH LINE OF SAID LOT 11 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 17 MINUTES 41 SECONDS WEST 163.97 FEET ALONG SAID SOUTH LINE TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. ROUTE 51 PER CONDEMNATION JUDGEMENT ORDER NO. 82-ED-6, THENCE NORTH 71 DEGREES 57 MINUTES 00 SECONDS WEST 73.65 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT, THENCE NORTH 0 DEGREES 03 MINUTES 28 SECONDS WEST 185.10 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID U.S. ROUTE 51 AND THE WEST LINE OF SAID LOTS 11 AND 6 TO A POINT, THENCE NORTH 88 DEGREES 17 MINUTES 41 SECONDS EAST 234.0 FEET ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 11 TO A POINT, THENCE SOUTH 0 DEGREES 03 MINUTES 28 SECONDS EAST 210.0 FEET ALONG A LINE PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SAID U.S. ROUTE 51 AND THE WEST LINES OF SAID LOTS 11 AND 6 TO THE POINT OF BEGINNING, CONTAINING 1.108 ACRES MORE OR LESS, ALL SITUATED IN MACON COUNTY, ILLINOIS.

And according to law, I have subdivided the same into One (1) Lot, which subdivision is to be hereafter known and designated as "**RSBR MAGNOLIA DRIVE SUBDIVISION**", as shown on attached plat made by me, which plat, incorporated herein by reference, particularly and correctly described and sets forth the exterior boundaries of the land surveyed and roadway easements and easements for public utilities herein and gives the width, length and number of each Lot and easements, and I have placed iron pins on all corners, angle points and points of curvature as permanent monuments from which future surveys can be made.

Signed and dated at Ottawa, Illinois this 3rd day of JUNE, 2024.



Michael W. Soenksen
Illinois Professional Land Surveyor No. 3209
License Expiration Date: 11-30-2024

TAX CERTIFICATE

STATE OF ILLINOIS)

) ss

COUNTY OF MACON)

I, JOSH TANNER, County Clerk in and for the County and State of aforesaid,
DO HEREBY CERTIFY that I find no redeemable tax, tax sales, or unpaid forfeited taxes against any of the
real estate known as part of **Parcel I.D. Numbers 07-07-14-301-001, 07-07-14-301-002, 07-07-14-301-003**
and more particularly described as follows:

PART OF LOT 11 OF COLONIAL MANOR ADDITION TO THE VILLAGE OF FORSYTH, AS PER
PLAT RECORDED IN BOOK 1575, PAGE 75 OF THE RECORDS IN THE RECORDER'S OFFICE OF
MACON COUNTY, ILLINOIS AND PART OF LOT 6 OF AKERS PLACE FORSYTH OUTLOTS, AS
PER PLAT RECORDED IN BOOK 338, PAGE 18 OF THE RECORDS IN THE RECORDER'S OFFICE
OF MACON COUNTY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER
OF SAID LOT 11, THENCE SOUTH 88 DEGREES 17 MINUTES 41 SECONDS WEST 54.64 FEET
ALONG THE SOUTH LINE OF SAID LOT 11 TO THE TRUE POINT OF BEGINNING; THENCE
CONTINUE SOUTH 88 DEGREES 17 MINUTES 41 SECONDS WEST 163.97 FEET ALONG SAID
SOUTH LINE TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. ROUTE 51 PER
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MINUTES 00 SECONDS WEST 73.65 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A
POINT, THENCE NORTH 0 DEGREES 03 MINUTES 28 SECONDS WEST 185.10 FEET ALONG THE
EAST RIGHT OF WAY LINE OF SAID U.S. ROUTE 51 AND THE WEST LINE OF SAID LOTS 11
AND 6 TO A POINT, THENCE NORTH 88 DEGREES 17 MINUTES 41 SECONDS EAST 234.0 FEET
ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 11 TO A POINT, THENCE
SOUTH 0 DEGREES 03 MINUTES 28 SECONDS EAST 210.0 FEET ALONG A LINE PARALLEL
WITH THE EAST RIGHT OF WAY LINE OF SAID U.S. ROUTE 51 AND THE WEST LINES OF SAID
LOTS 11 AND 6 TO THE POINT OF BEGINNING, CONTAINING 1.108 ACRES MORE OR LESS, ALL
SITUATED IN MACON COUNTY, ILLINOIS

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this ____ day of _____, 2024.

County Clerk

APPROVAL (PLANNING AND ZONING COMMISSION)

STATE OF ILLINOIS)
) ss Village of Forsyth
COUNTY OF MACON)

This is to certify that the attached Plat of **RSBR MAGNOLIA DRIVE SUBDIVISION** and accompanying certificates were submitted to the Village Plan Commission of the Village of Forsyth, Illinois and was by the Board duly approved.

Dated this _____ day of _____, 2024

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

ATTEST:

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

APPROVAL (VILLAGE OF FORSYTH)

STATE OF ILLINOIS)
) ss Village of Forsyth
COUNTY OF MACON)

This is to certify that the attached Plat of **RSBR MAGNOLIA DRIVE SUBDIVISION** and accompanying certificates were submitted to the Village Board of the Village of Forsyth, Illinois and was by the Board duly approved.

Dated this _____ day of _____, 2024

Mayor, Village of Forsyth, Illinois

ATTEST:

Clerk, Village of Forsyth

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
)
COUNTY OF MACON)

I, Cheryl Marty, Village Clerk of the Village of Forsyth, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in the plat. **Parcel I.D. Numbers 07-07-14-301-001, 07-07-14-301-002, 07-07-14-301-003**

Dated at Forsyth, Macon County, Illinois, this _____ day of _____, 2024

Clerk of the Village of
Forsyth, Illinois

STATE OF ILLINOIS

)

)

COUNTY OF MACON

)

This is to Certify that I, **DENNIS ESPINOZA** owner of the property herein described in the surveyor's certificate, which will be known as, **RSBR MAGNOLIA DRIVE SUBDIVISION** to the best of our knowledge, is located within the boundaries of the Maroa Forsyth Community School District 2, in Macon County, Illinois.

DENNIS ESPINOZA (OWNER)



MEMORANDUM

To: Chairman Campbell and Planning and Zoning Commission
From: Ryan Raleigh, Director of Planning and Zoning
Date: July 18, 2024
Subject: Map Amendment for Prairie Winds Farmland – 12C Properties LLC

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

Matt and Hillary Crawford are purchasing 12 acres from the Village of Forsyth to build a fitness center.

Attached is a Plat of Survey and the Planned Unit Development plans.

VILLAGE OF FORSYTH

301 S. Route 51

Forsyth, IL 62535

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



MAP AMENDMENT APPLICATION

OWNER: ☒

APPLICANT: ☐

Name: 12C Properties LLC Matt + Hilary Crawford

Address: 13462 Sawyer Rd, Mavoca, FL 32750

Phone Number: 217-454-9957

E-mail: crawfordspizza@gmail.com

Property Address: _____ PIN #: _____

Legal Description of the Property:

See Attached site plan

Current Zoning District: R1

Proposed Zoning District: ~~R1~~ C1

Existing use of the property:

Farm land

Proposed use of the property:

Fitness center

*Attach a location map showing the property lines, streets, and such items as the Zoning Official may require.

Address the following items:

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

It is consistent with with the current plan.

2. How does the amendment promote the public health, safety, and general welfare?:

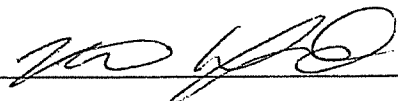
It won't pose any threat or decrease value.

3. How does the amendment fulfill the standards set form in Section 9.11 F Standards (attached checklist):

This project will be consistent with the current plan + add value to the area. We hope this project spurs more development in the area.

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

Signature: _____



Date: _____

01/27/24

For office use only

Date Received: _____

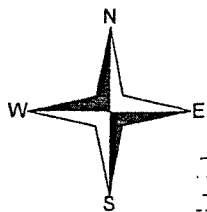
PZC Meeting Date: _____

Application Fee Paid: _____

Board Meeting Date: _____

Approved (Y/N): _____

Ordinance # _____



COUNTY HIGHWAY 20 (EAST SHAFER STREET)

N88°18'23"E 1087.09'

534.00'

553.09'

Graphic Scale

0' 300'

PRAIRIE

LOT 2

N01°48'40"W / 816.00'(R)

815.79'(M)

TRACT 1
12.00 AC.±

35' P.O.B. TRACT 1

25' BUILDING

SETBACK P.O.B. TRACT 2

949.54' S01°48'40"E N01°48'40"W

WINDS

163.81'

503.91'

LOT 3

N88°18'23"E S88°18'23"W

TRACT 2
30.03 AC.±

BOOK 5000

LOT 4

N01°49'20"W / 749.65'(M)

749.57'(R)

585.84'

10'

C-2

80' R.O.W.

PAGE 28

S89°43'30"W

270.00'

30' BUILDING SETBACK

COX

LOT 7

C-3

STREET

ROAD

SAWYER

LEGEND

P.O.B. POINT OF BEGINNING
(M) MEASURED
(R) RECORD
● IRON PIN SET 5/8"x30"
○ IRON PIN FOUND 5/8"

--- EASEMENT LINE
--- SURVEY LINE
--- SECTION LINE
--- RIGHT OF WAY
--- BUILDING LINE

CURVE TABLE

CURVE	CHORD	BEARING CHORD	ARC	RADIUS
C-1	42.47'	N43°14'51"E	47.19'	30.00'
C-2	414.65'M/414.85'R	N73°45'24"W	419.63'	785.00'
C-3	392.15'	N74°21'32"W	397.24'	715.00'

PREPARED FOR:
VILLAGE OF
FORSYTH, IL

DRAFTED BY: D. MANN
DATE: 6/4/2024
REVIEWED BY: D. MANN
SCALE: 1"=100'
JOB NUMBER: 2331
SHEET: 1 OF 2

DRAWING STATUS
☐ PRELIMINARY DRAWING
☒ FINAL DRAWING

PLAT OF SURVEY
LOT 3 OF PRAIRIE WINDS SUBDIVISION
RECORDED IN BOOK 5000 ON PAGE 28
IN MACON COUNTY, ILLINOIS

MANN ENGINEERING &
SURVEYING, LLC

P.O. BOX 321
FORSYTH, IL 62535
TEL: 217-433-4537

EMAIL: MANNENGR@YAHOO.COM
WEBSITE: WWW.MANNENGR-SURVEY.COM
DESIGN FIRM #184-007055 EXP. 4/30/2025

DESCRIPTIONS

TRACT 1:

A PART OF LOT 3 OF PRAIRIE WINDS AS PER PLAT RECORDED IN BOOK 5000 ON PAGE 28 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE NORTH LINE OF SAID LOT 3 ON AN ASSUMED BEARING OF N88°18'23"E, A DISTANCE OF 534.00 FEET TO AN IRON PIN SET; THENCE S01°48'40"E, A DISTANCE OF 949.54 FEET TO AN IRON PIN SET; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF S43°14'51"W, A RADIUS OF 30.00 FEET AND A CHORD LENGTH OF 42.47 FEET TO AN IRON PIN SET; THENCE S88°18'23"W, A DISTANCE OF 503.91 FEET TO AN IRON PIN SET IN THE WEST LINE OF SAID LOT 3; THENCE N01°49'20"W ALONG SAID WEST LINE, A DISTANCE OF 163.81 FEET TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF LOT 2 OF SAID PRAIRIE WINDS; THENCE N01°48'40"W ALONG SAID WEST LINE A DISTANCE OF 815.79 FEET TO THE POINT OF BEGINNING. CONTAINING 12.00 ACRES, MORE OR LESS.

TRACT 2:

A PART OF LOT 3 OF PRAIRIE WINDS AS PER PLAT RECORDED IN BOOK 5000 ON PAGE 28 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

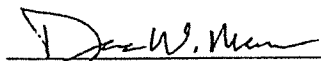
BEGINNING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE EAST LINE OF SAID LOT 3 ON AN ASSUMED BEARING OF S00°16'30"E, A DISTANCE OF 1817.22 FEET TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE S89°43'30"W ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 270.00 FEET TO AN IRON PIN FOUND; THENCE ALONG SAID SOUTH LINE ON A CURVE TO THE RIGHT HAVING A CHORD BEARING OF N74°21'32"W, A RADIUS OF 715.00 FEET AND A CHORD LENGTH OF 392.15 FEET TO AN IRON PIN FOUND; THENCE CONTINUING ALONG SAID SOUTH LINE ON A CURVE TO THE LEFT HAVING A CHORD BEARING OF N73°45'24"W, A RADIUS OF 785.00 FEET AND A CHORD LENGTH OF 414.65 FEET TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N01°49'20"W ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 585.84 FEET TO AN IRON PIN SET; THENCE N88°18'23"E, A DISTANCE OF 503.91 FEET TO AN IRON PIN SET; THENCE ALONG A CURVE TO THE LEFT HAVING A CHORD BEARING OF N43°14'51"E, A RADIUS OF 30.00 FEET AND A CHORD LENGTH OF 42.47 FEET TO AN IRON PIN SET; THENCE N01°48'40"W, A DISTANCE OF 949.54 FEET TO AN IRON PIN SET IN THE NORTH LINE OF SAID LOT 3; THENCE N88°18'23"E ALONG SAID NORTH LINE, A DISTANCE OF 553.09 FEET TO THE POINT OF BEGINNING. CONTAINING 30.03 ACRES, MORE OR LESS.

NOTES

1. FIELD WORK COMPLETED JUNE 2024.
2. IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING DEDICATIONS, EASEMENTS, RIGHTS OF WAY, OR OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
3. BASIS OF BEARINGS ARE ASSUMED.

SURVEYOR'S CERTIFICATE

I, DANA W. MANN, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3698, DECLARE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THIS IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AT THE REQUEST OF AND THE EXCLUSIVE BENEFIT OF THE OWNERS OR THEIR REPRESENTATIVES ON JUNE 4, 2024.



DANA W. MANN, IPLS No. 3698
LICENSE EXP. DATE 11/30/2024

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



PREPARED FOR: VILLAGE OF FORSYTH, IL	DRAFTED BY:	D. MANN	
	DATE:	6/4/2024	
	REVIEWED BY:	D. MANN	
	SCALE:	1"=100'	
	JOB NUMBER:	2331	
	SHEET:	2 OF 2	
DRAWING STATUS		PLAT OF SURVEY LOT 3 OF PRAIRIE WINDS SUBDIVISION RECORDED IN BOOK 5000 ON PAGE 28 IN MACON COUNTY, ILLINOIS	MANN ENGINEERING & SURVEYING, LLC P.O. BOX 321 FORSYTH, IL 62535 TEL: 217-433-4537 EMAIL: MANNENGR@YAHOO.COM WEBSITE: WWW.MANNENGR-SURVEY.COM DESIGN FIRM #184-007055 EXP. 4/30/2025
☐ PRELIMINARY DRAWING ☒ FINAL DRAWING			

PROPERTY DESCRIPTION

[illegible]

A hand-drawn map of the Fort St. Vrain area. The map shows a grid of streets including 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th. The map also shows the location of the Fort St. Vrain Hotel, the Fort St. Vrain School, and the Fort St. Vrain Church. A legend indicates that the hatched area represents the 'PROJECT SITE'.

INDEX OF SHEETS

- | | | |
|-------|----------------------------------|--|
| C-0. | COVER SHEET | |
| C-1. | OVERALL MAP & TOPOGRAPHY | |
| C-2. | SITE GEOMETRIC PLAN | |
| C-3. | UTILITY PLAN | |
| C-4. | GRADING PLAN / SWPPP | |
| C-5. | SANITARY SEWER PROFILE - MH. 1-4 | |
| C-6. | SANITARY SEWER PROFILE - MH. 4-7 | |
| C-7. | STANDARD DETAILS | |
| C-8. | STANDARD DETAILS | |
| C-9. | CONSTRUCTION NOTES / LEGEND | |
| C-10. | WATER MAIN PROFILE | |
| C-11. | PHOTOMETRIC PLAN | |
| L-1. | LANDSCAPE PLAN | |

OWNER
KRC PROPERTIES
P.O. BOX 241
MAROA, IL 61756

CIVIL ENGINEER
MANN ENGINEERING & SURVEYING, LLC
P.O. BOX 321
FORSYTH, ILLINOIS 62535
PHONE (217) 433-4537
DESIGN FIRM No. 184-007055

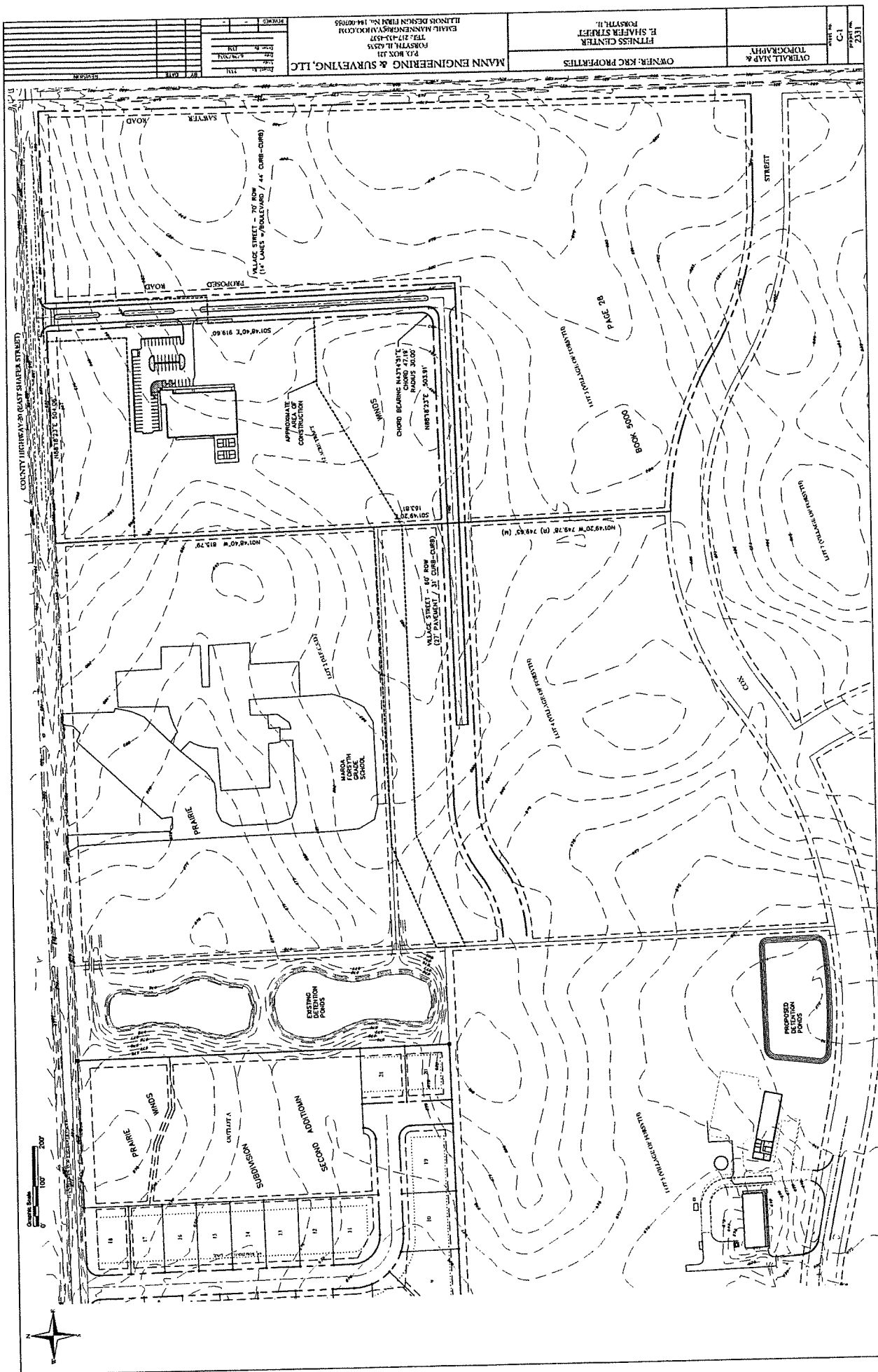
D. W. Mann 6/28/2024
DANA W. MANN DATE
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
No. 57164
LICENSE EXPIRATION - 11/30/25

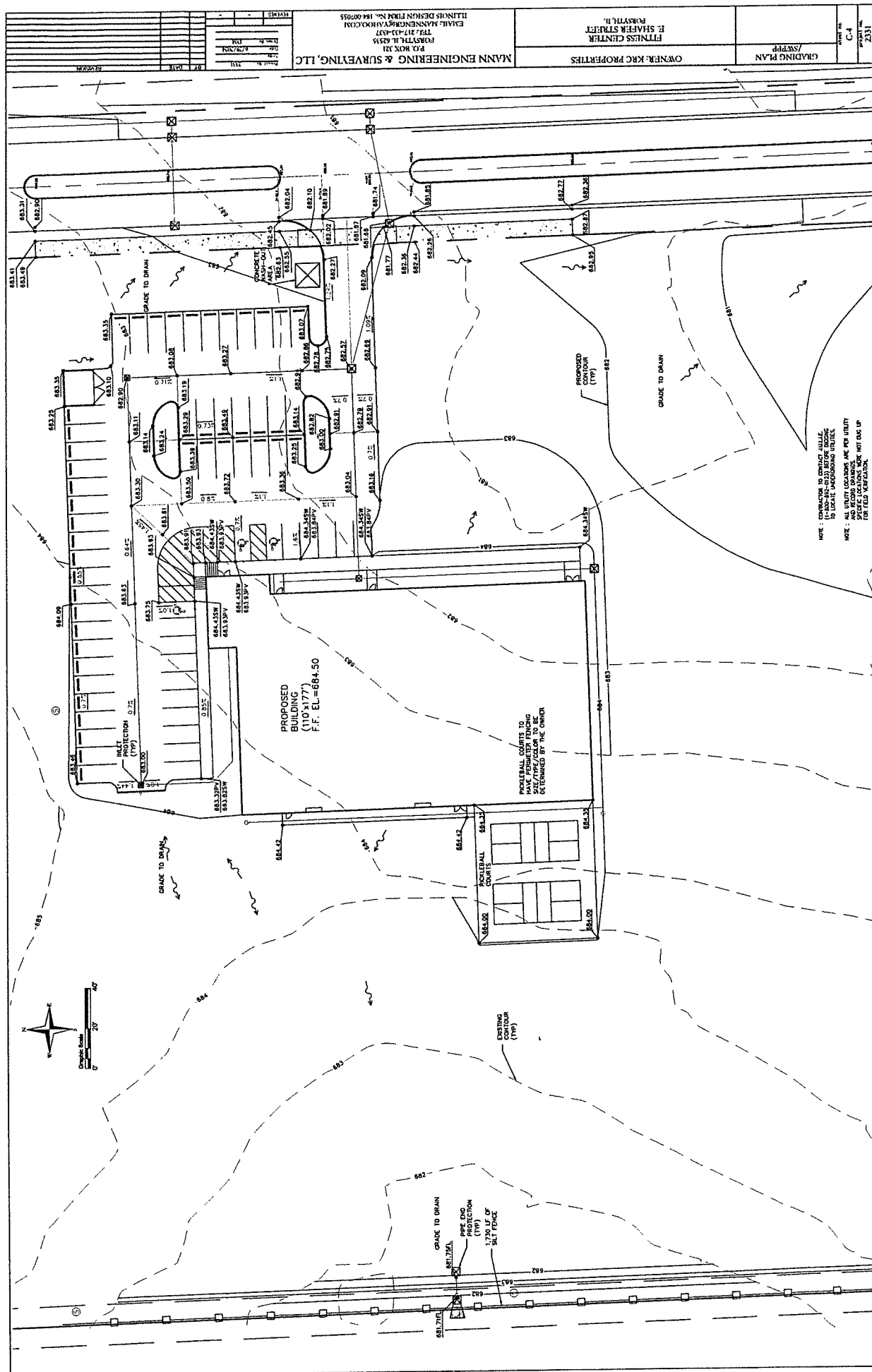


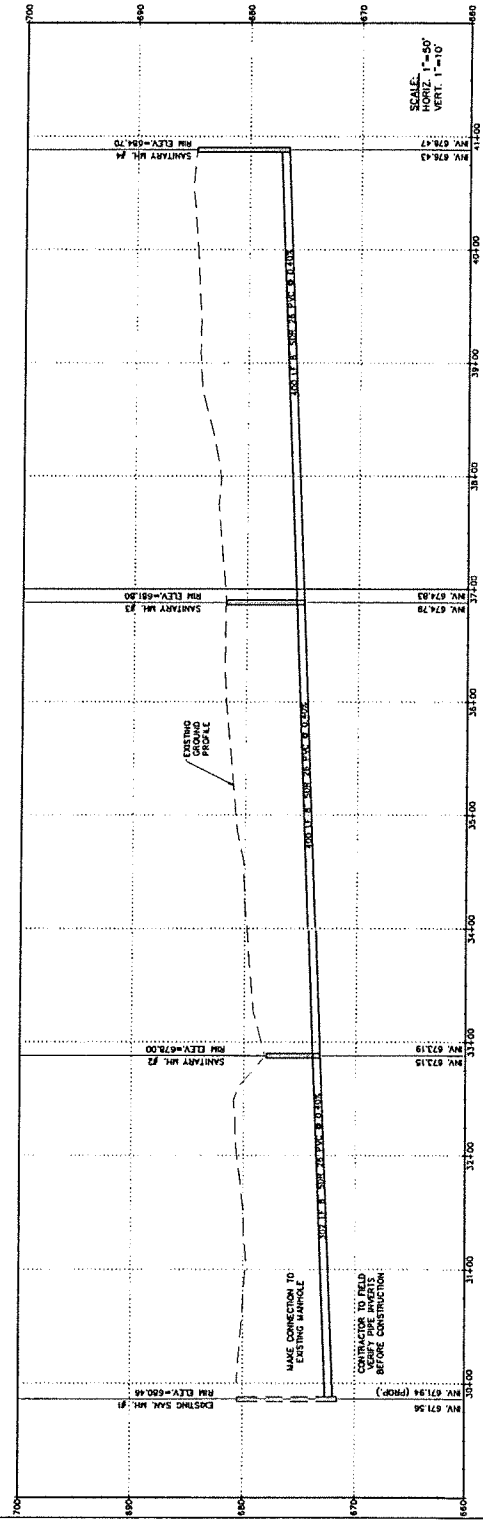
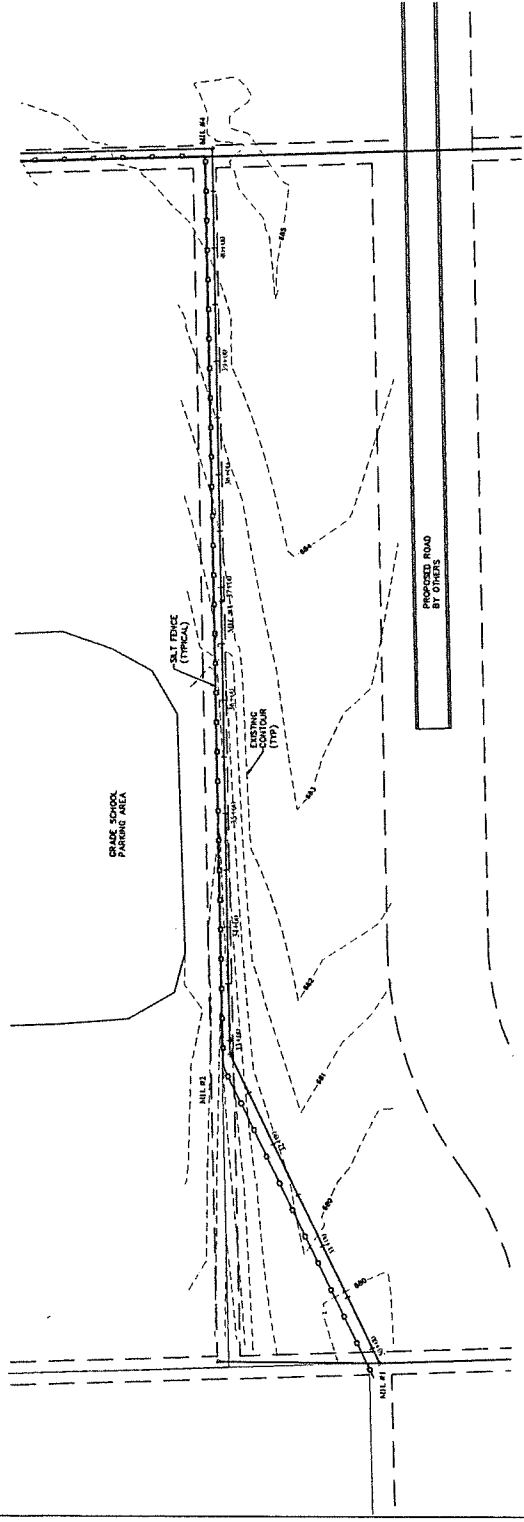
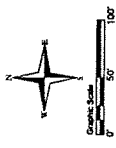
NOTE: ALL UTILITY LOCATIONS ARE PER UTILITY AND RECORD DRAWINGS.
SPECIFIC LOCATIONS WERE NOT DUG UP FOR FIELD VERIFICATION.

NOTE: CONTRACTOR TO CONTACT ALLIANCE (1-800-892-0123) BEFORE DIGGER TO LOCATE UNDERGROUND UTILITIES

COVER SHEET	OWNER: KAC PROPERTIES	FITNESS CENTER E. SHAFER STREET POWERS, IL.	MANH ENGINEERING & SURVEYING, LLC P.O. BOX 321 POWERS, IL 62515 313.217.435-437 E-MAIL: MANHENGINEERING@AOL.COM BLMNR DESIGN FIRM N. 144.00055	DATE: 11/11/05 DRAWN BY: JAC CHECKED BY: JAC DATE: 11/11/05 SCALE: 1"=10'-0" SHEET NO. 2331
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SANITARY SEWER NOTES

1. THE WATER MAIN, SANITARY & STORM SEWER SEPARATION SHALL BE AS SHOWN ON THE PLANS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, LATEST EDITION.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, LATEST EDITION." THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING THE NECESSARY RIGHTS-OF-WAY FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY RIGHTS-OF-WAY FROM THE APPROPRIATE AGENCIES.
3. CONTRACTOR SHALL PROTECT ALL UNDERGROUND OR SURFACE UTILITIES DURING CONSTRUCTION AND REPAIR OR REPLACE UTILITIES TO THE SATISFACTION OF THE UTILITY OWNER.
4. ALL MANHOLES SHALL HAVE A MINIMUM FLOW LINE GRADE OF (0.04%).
5. EROSION CONTROL MEASURES SHALL BE TAKEN AS NOTED IN ACCORDANCE WITH I.E.P.A. SPECIFICATIONS AND THE APPROVED SHEET.
6. INSPECTION AND COLLECTION TESTS OF SANITARY SEWERS SHALL BE PERFORMED AT THE LOCATION AND AT THE FREQUENCY SPECIFIED IN THE STANDARD SPECIFICATIONS FOR WATER & SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION. ALL TESTS SHALL BE PERFORMED IN ACCORDANCE WITH I.E.P.A. SPECIFICATIONS.
7. BENCHMARK, TOP OF 3.0" REBAR MARKING THE NORTHWEST PROPERTY CORNER, ELEVATION = 680.53.
8. MATERIAL SPECIFICATIONS FOR SANITARY SEWER:
 - A) PIPE - 24" DIA. 24" PVC 5000 WALL PER ASTM D2000.
 - B) JOINTS - FLEXIBLE ELASTOMERIC SEALS PER ASTM D2000.
 - C) MANHOLES - 4' DIAMETER CONC. W/ TYPE I FRAME, CLOSED.
 - D) ADJUSTING RINGS - CONCRETE MAX. HEIGHT 6".SANITARY SEWER SERVICE MATERIAL SPECIFICATIONS:
 - A) PIPE - SCHEDULE 40 PIPE (UNLESS OTHERWISE NOTED).
 - B) ALL TRENCHES WITHIN 3 FEET OF A SANITARY SEWER SHALL BE BACKFILLED WITH DOT 15-A MATERIAL (NO RECYCLED MATERIAL).ALL SANITARY SEWER SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH ASTM D2221, CLASS 1A REQUIREMENTS.
9. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION ALL EXISTING MANHOLES AND MANHOLE PRIOR TO ANY CONSTRUCTION.
10. CONTRACTOR SHALL PROVIDE TELEVISION INSPECTION REPORTS, CONTRACTOR AND PRESSURE TEST DATA TO THE VILLAGE OF FORTSTH.
11. THE OWNER SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS AND DIMENSIONS TIED TO PROPERTY LINE.
12. ALL EXISTING MANHOLES SHALL NOT FALL WITHIN AN APPROVED SURFACE. THE MAIN TRUNKER SHALL BE LAG WITH ALL NON-FERROUS PIPE. THE MAIN TRUNKER SHALL BE SPALLED WITH A NEW SPOOL. THE CONNECTION SHALL BE MADE TO THE EXISTING MANHOLE. THE NEW SPOOL SHALL BE CONNECTED TO THE EXISTING MANHOLE. THE NEW SPOOL SHALL BE CONNECTED TO THE EXISTING MANHOLE. THE NEW SPOOL SHALL BE CONNECTED TO THE EXISTING MANHOLE.
13. PRIOR TO FINAL ACCEPTANCE OF THE SEWER BY THE VILLAGE, ALL SEWER LINES SHALL BE CLEANED, FLUSHED AND INTERNALLY INSPECTED. THE CONTRACTOR SHALL SUBMIT A VIDEO TAPING ALL SEWER LINES. THE CONTRACTOR SHALL SUBMIT A VIDEO TAPING ALL SEWER LINES. THE CONTRACTOR SHALL SUBMIT A VIDEO TAPING ALL SEWER LINES.
14. ALL SEWER LINES SHALL BE CLEANED, FLUSHED AND INTERNALLY INSPECTED. THE CONTRACTOR SHALL SUBMIT A VIDEO TAPING ALL SEWER LINES. THE CONTRACTOR SHALL SUBMIT A VIDEO TAPING ALL SEWER LINES. THE CONTRACTOR SHALL SUBMIT A VIDEO TAPING ALL SEWER LINES.
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16. ALL SEWER LINES SHALL BE CLEANED, FLUSHED AND INTERNALLY INSPECTED. THE CONTRACTOR SHALL SUBMIT A VIDEO TAPING ALL SEWER LINES. THE CONTRACTOR SHALL SUBMIT A VIDEO TAPING ALL SEWER LINES. THE CONTRACTOR SHALL SUBMIT A VIDEO TAPING ALL SEWER LINES.
17. CONTRACTOR SHALL MARK THE ENDS OF ALL SERVICE LINES WITH A 6" DIA. MINIMUM SLOPE.

NOTE: ALL SEWER LINES ARE FOR UTILITY PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING THE NECESSARY RIGHTS-OF-WAY FROM THE APPROPRIATE AGENCIES.

NOTE: CONTRACTOR TO CONTACT ILLINOIS DEPARTMENT OF TRANSPORTATION TO LOCATE UNDERGROUND TUNNEL.

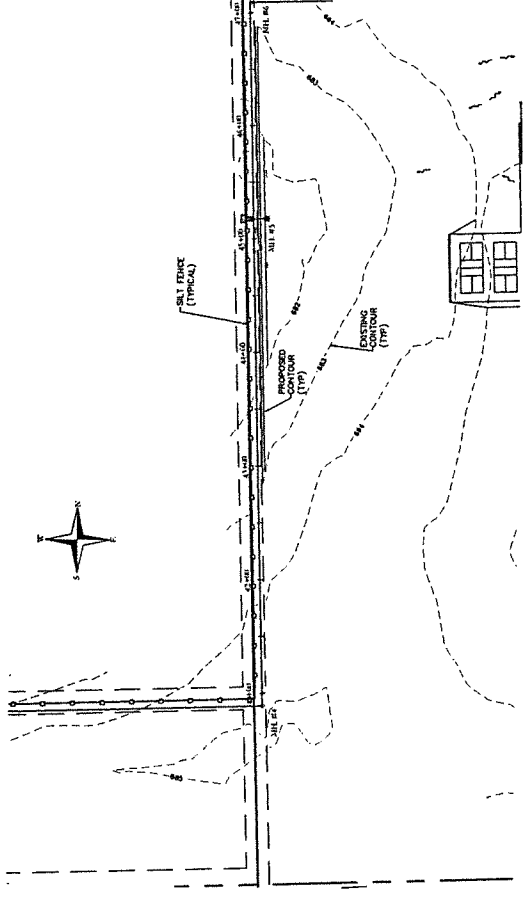
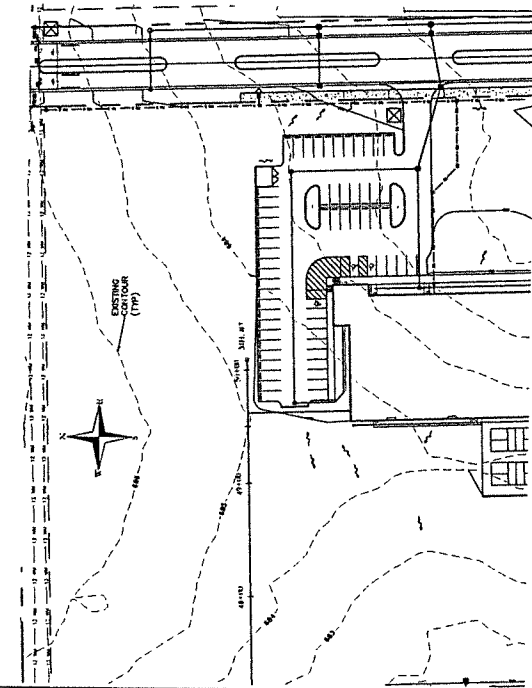
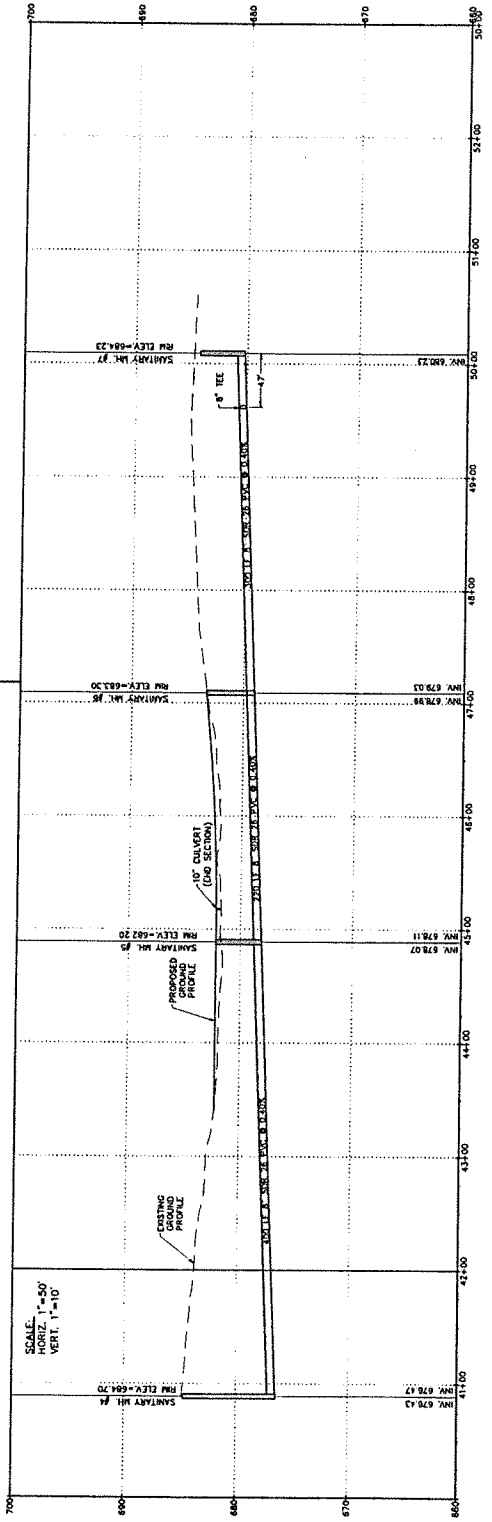
NOTE: ALL UTILITY LOCATIONS ARE PER UTILITY
COMPANIES. THESE LOCATIONS ARE NOT TO BE
CONSIDERED AS CONTRACT ALLIANCE
CONSTRUCTION TO CONTACT ALLIANCE
NOTE: DATE: 11/05/07

MANHOLES 4 - 7
SANITARY SEWER
PROFILE

OWNER: KRC PROPERTIES
FITNESS CENTER
F. SHAVER STREET
POKATOPKA, IL

MAN ENGINEERING & SURVEYING, LLC
F. SHAVER STREET
POKATOPKA, IL 62455
TEL: 618-433-4337
FAX: 618-433-4338
WWW.MANNENGINEERING.COM

DATE	BY	REVISION
11/05/07	MM	1.00
11/05/07	MM	1.01
11/05/07	MM	1.02
11/05/07	MM	1.03
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11/05/07	MM	1.17
11/05/07	MM	1.18
11/05/07	MM	1.19
11/05/07	MM	1.20



STANDARD DETAILS

OWNER: KRC PROPERTIES

FITNESS CENTER
 E. SHAVER STREET
 FORTYTH, IL.

FORSTH, H.

FORSTH, H.

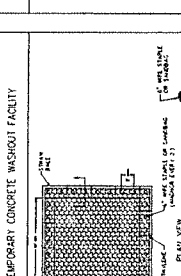
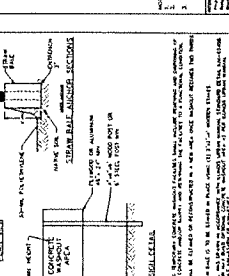
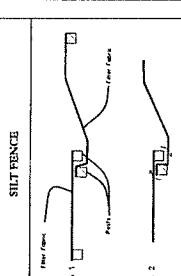
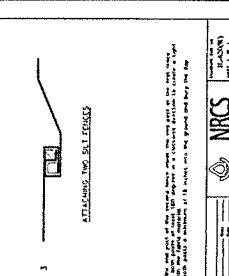
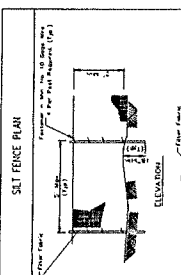
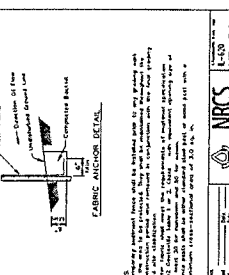
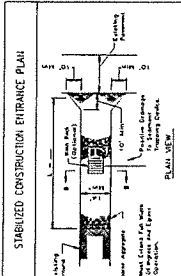
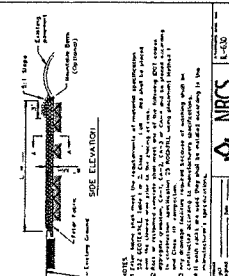
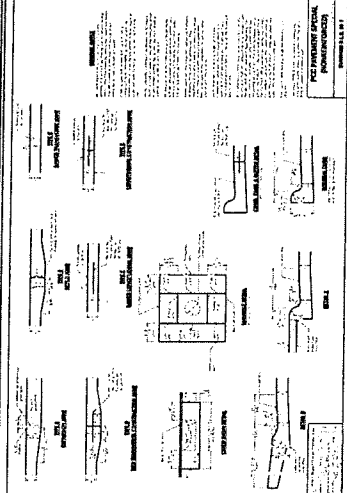
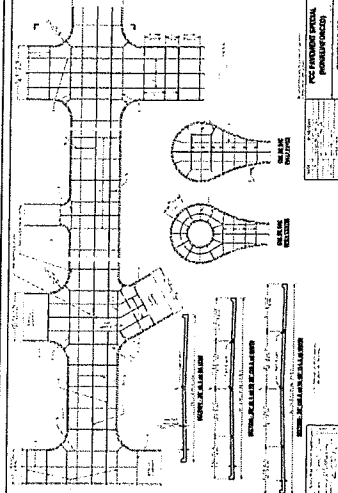
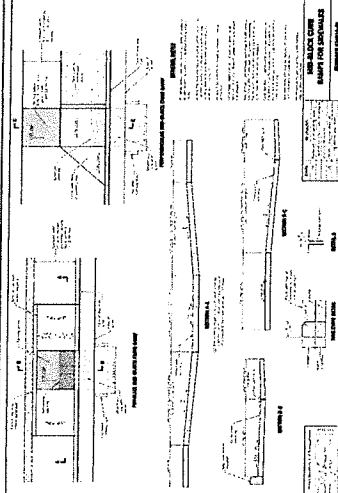
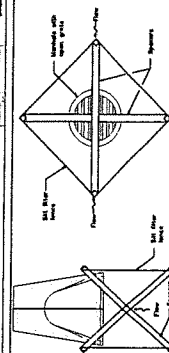
FORSTH, H.

MANNN ENGINEERING & SURVEYING, LLC

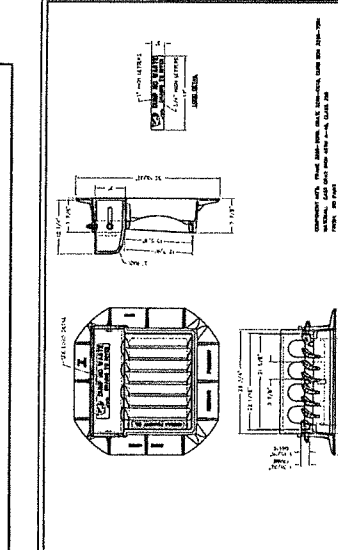
THE 217-433-4537
EMAIL: MANENG@YAHOO.COM
ILLINOIS DESIGN FIRM NO. 184-007055

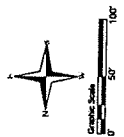
ILLINOIS DESIGN FIRM No. 184-007055

ILLINOIS DESIGN FILM No. 104-007055



**STANDARD DESIGN
PRECAST REINFORCED CONCRETE
FLANGED END SECTION**



[illegible][illegible]

OWNER: KRC PROPERTIES
FITNESS CENTER
E. SHAFER STREET
POBRYTH, IL.

MANN ENGINEERING & SURVEYING, LLC
P.O. BOX 321
POKESYTH, IL 62555
TEL: 217-433-4517
EMAIL: MANNENGE@YAHOO.COM
ILLINOIS DESIGN FIRM NO. 164-007055

POST IT, IL 62535
TEL: 217-433-4537
EMAIL: MANNENGRUYA@HOT.COM
ILLINOIS DESIGN FIRM NO. 164-007055

LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Coloring Number	Description	File	Lumens	LLF	Watts
	A	10	D44-LED-30	EXISTING HALL FULL CUTOFF MEETS THE NIGHTTIME PRODUCT CRITERIA	D44-LED-30 WILE	3750	1.00	50.00
	B	4	DEKLED PRAGMATIC PROJECT 100	DESKLED PM APPROVED TYPE A MEDICAL OFFICE TYPE A MEDICAL OFFICE	DEKLED PM APPROVED TYPE A MEDICAL OFFICE	3297	0.90	24.1

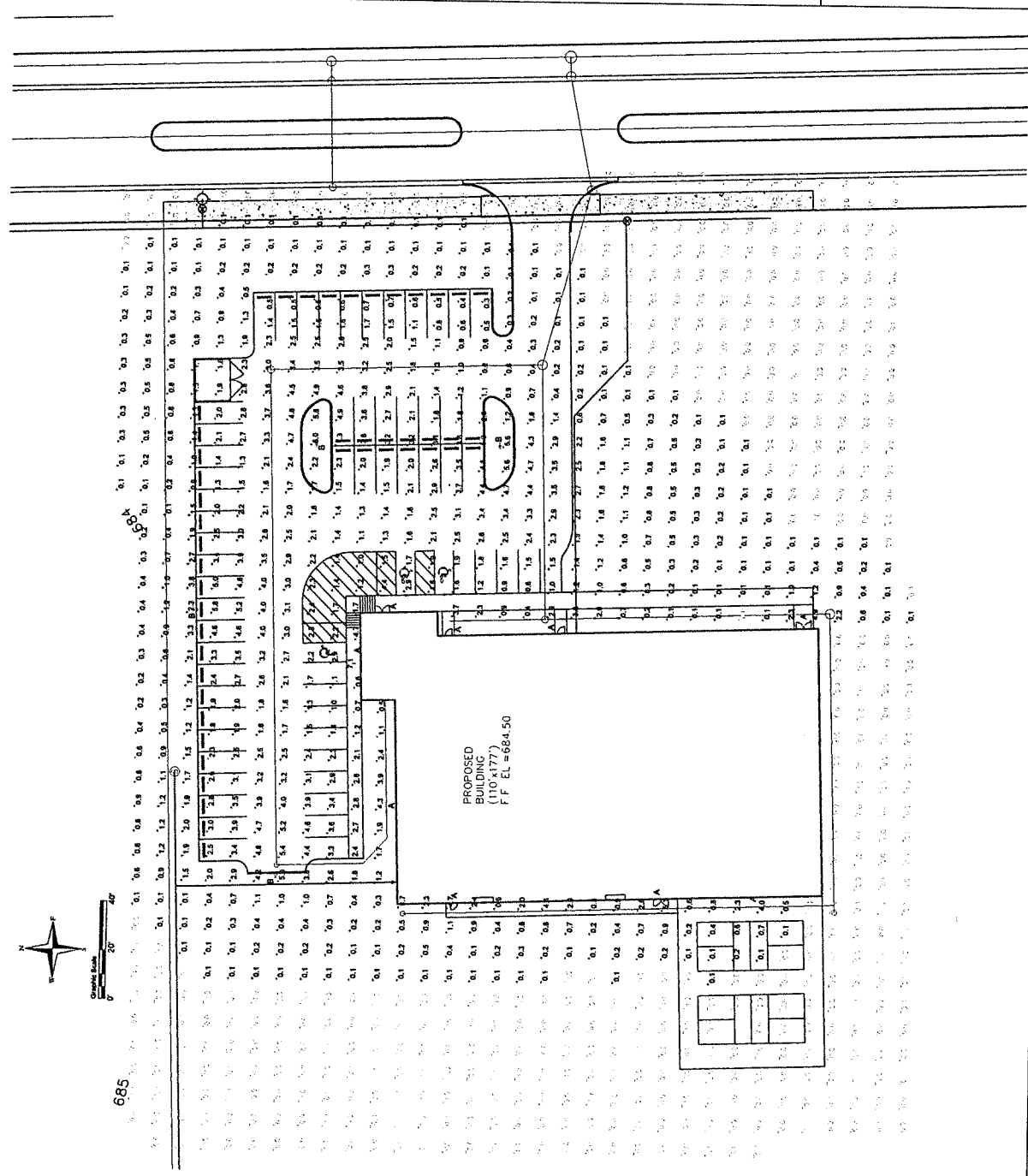
STATISTICS				
Description	Symbol	Avg	Max	Min
PARKING AREA LEVELS	+	0.7 ft	7.1 ft	0.0 ft

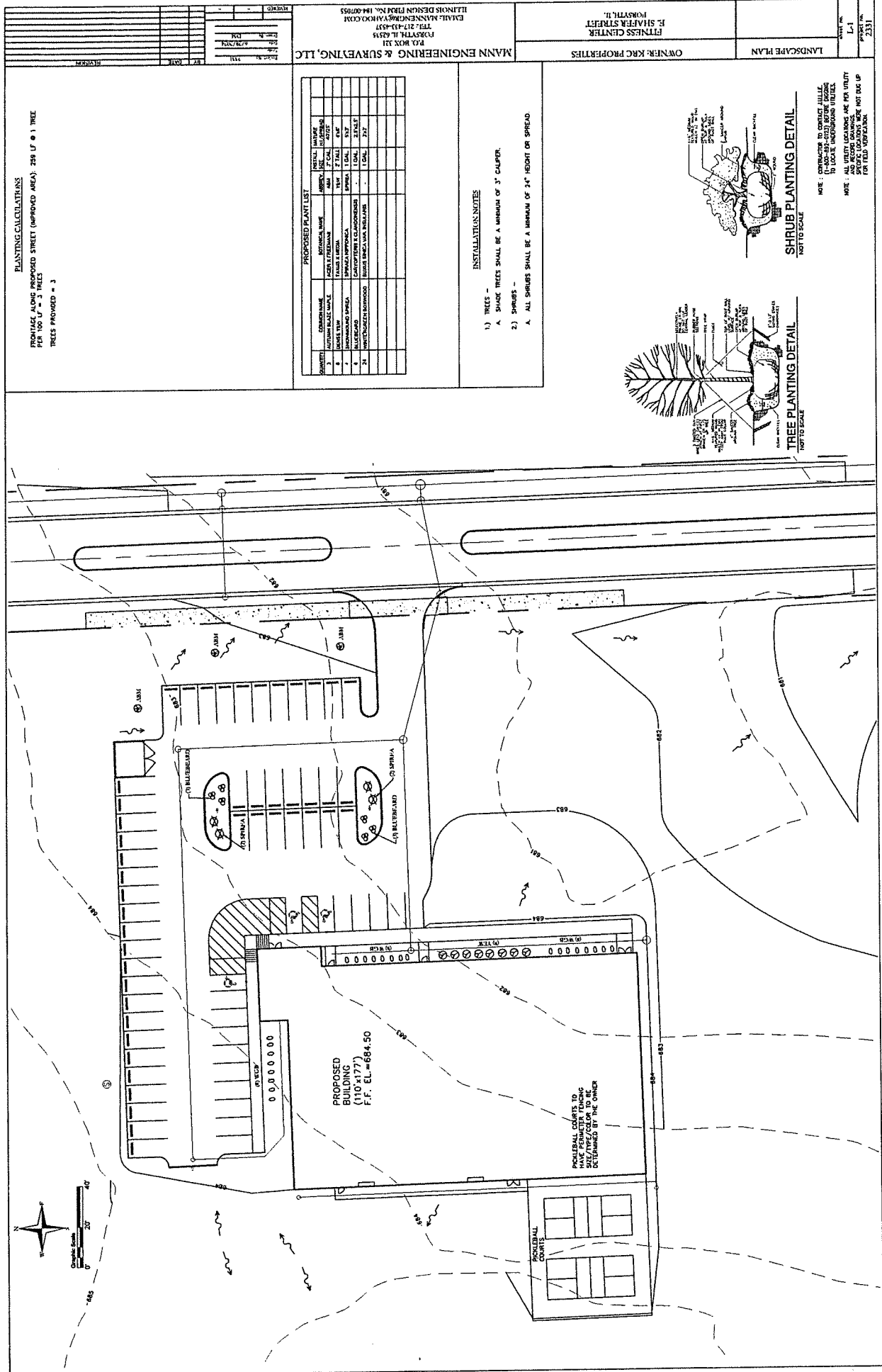
GENERAL NOTES

- ALL LYING SMALL CORNERS WITH THE FOUNDATIONS SET FORTH BY THE ZONING ORDINANCE OF THE VILLAGE OF FOREST.
- THIS LOTLINE LAYOUT APPROXIMATES THE LOT LINES FOR THE USES AS SHOWN IN THIS DOCUMENT. THE CHARTER ANALYST HAS PROVIDED AN ESTIMATE OF THE DISTANCES TO THE ADJACENT PROPERTIES BASED ON THE RECORDS OF THE ENGINEERING & SURVEYING CO. ASSUMES NO RESPONSIBILITY FOR ANY INACCURACY, VALENTY, OR THE APPLICABILITY OF THESE RESULTS OBTAINED IN THIS LAYOUT.
- BASED ON FINITE MOUNTING HEIGHT OF 17' ABOVE GRADE FOR WALL LIGHTS AND 10' ABOVE GRADE FOR WALL LIGHTS SHALL NOT EXCEED 10' AT A MINIMUM. THE PROPERTY LIES ON 0.3% WHEN PROJECTED UP TO ADJACENT TO AREA OF RESIDENTIAL USE.
- THIS PLAN DOES NOT PROVIDE ELECTRIC DESIGN, LIGHT FIXTURE FOUNDATION DESIGN, OR ELECTRICAL WIRING. THE CLIENT SHOULD BE USED AS REFERENCE FOR PHOTOGRAPHIC VALUES.
- AFTER THE PLANNED LOT LAYOUT IS COMPLETED, THE CLIENT SHOULD CONTACT THE AMERICAN WATER DISTRICT FOR THE ILLINOIS ILLINOIS ENGINEERING SOCIETY OF NORTH

NOTE : ALL UTILITY LOCATIONS ARE PER UTILITY AND RECORD DRAWINGS.
SPECIFIC LOCATIONS WERE NOT dug UP FOR FIELD VERIFICATION.

NOTE : CONTRACTOR TO CONTACT JULIE, (1-800-897-0123) BEFORE DIGGING TO LOCATE UNDERGROUND UTILITIES.





PLANTING CALCULATIONS

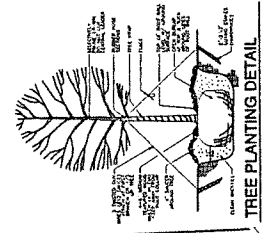
FRONTAGE ALONG PROPOSED STREET (IMPROVED AREA) 250 LF @ 1 TREE PER 100 LF = 2 TREES
TREES PROVIDED = 3

MAN ENGINEERING & SURVEYING, LLC
PO BOX 101
PORTER, IL 60459
TEL: 708-414-4547
FAX: 708-414-4548
E-MAIL: MANENGIN@AOL.COM
ILLINOIS DESIGN FIRM NO. 184-007055

PROPOSED PLANT LIST			
QTY	COMMON NAME	NOTES	INSTALLATION
1	ASH	2" CAL.	2" CAL.
2	ASH	2" CAL.	2" CAL.
3	ASH	2" CAL.	2" CAL.
4	ASH	2" CAL.	2" CAL.
5	ASH	2" CAL.	2" CAL.
6	ASH	2" CAL.	2" CAL.
7	ASH	2" CAL.	2" CAL.
8	ASH	2" CAL.	2" CAL.
9	ASH	2" CAL.	2" CAL.
10	ASH	2" CAL.	2" CAL.
11	ASH	2" CAL.	2" CAL.
12	ASH	2" CAL.	2" CAL.
13	ASH	2" CAL.	2" CAL.
14	ASH	2" CAL.	2" CAL.
15	ASH	2" CAL.	2" CAL.
16	ASH	2" CAL.	2" CAL.
17	ASH	2" CAL.	2" CAL.
18	ASH	2" CAL.	2" CAL.
19	ASH	2" CAL.	2" CAL.
20	ASH	2" CAL.	2" CAL.
21	ASH	2" CAL.	2" CAL.
22	ASH	2" CAL.	2" CAL.
23	ASH	2" CAL.	2" CAL.
24	ASH	2" CAL.	2" CAL.

INSTALLATION NOTES

- 1) TREES -
A. SHADE TREES SHALL BE A MINIMUM OF 3" CALIPER.
- 2) SHRUBS -
A. ALL SHRUBS SHALL BE A MINIMUM OF 3"4" HEIGHT OR SPREAD.



SHRUB PLANTING DETAIL

NOTE: CONTRACTOR TO CONTACT JILLIE
1-800-871-0113 BEFORE BEGINNING
TO LOCATE UNDERGROUND UTILITIES.
NOTE: ALL PLANTINGS SHALL BE PER CITY
AND RECORD DRAWINGS. PLANTINGS
SHALL BE DONE UP
PER CITY REQUIREMENTS.



MEMORANDUM

To: Chairman Campbell and Planning and Zoning Commission
From: Ryan Raleigh, Director of Planning and Zoning
Date: July 18, 2024
Subject: 5 Below

5 Below would like to amend their previous variance that was made on June 4, 2024. They would like to have a conforming monument sign.

According to our Development Ordinances, a monument sign is:

- Total Height, including base, not to exceed 8ft for a single business.
- Sign area should not exceed 45 square feet per side
- Base must be landscaped

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.

The applicant is seeking to remove the restriction of the previous variance granted here that limited the property to the use of wall signs only. The applicant is seeking the use of their code allowed monument sign.

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: _____

Date: 7/16/2024

For office use only

Date Received: _____

PZC Meeting Date: _____

Application Fee Paid: _____

Board Meeting Date: _____

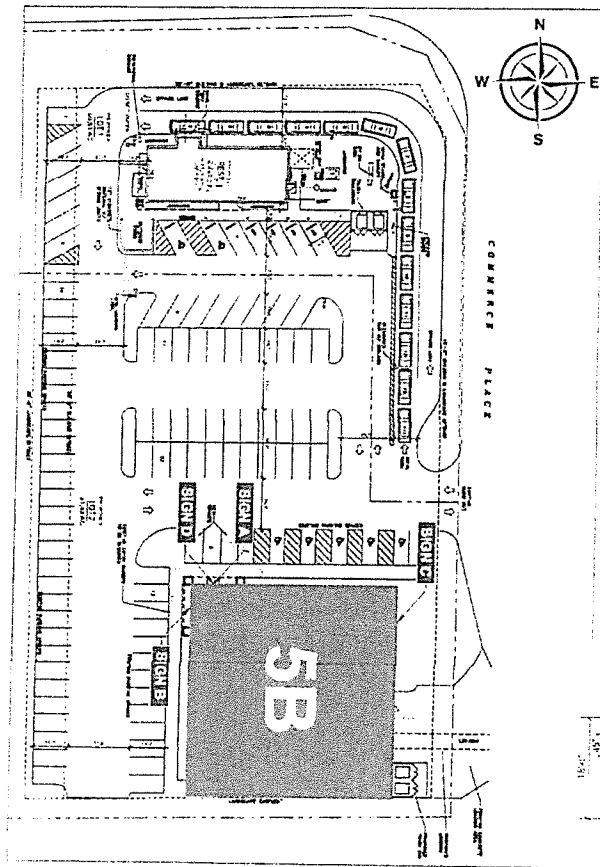
Approved (Y/N): _____

Ordinance # _____

Variance requested:

The applicant is seeking a variance from Section 7.4.C(1) to erect four wall signs where only 2 are allowed in a C1 zoning district. The applicant is seeking the removal of the restriction to allow for a monument sign. The monument sign size and location will be code complaint. The previous variance limited the signage to wall signs only. The applicant feels it is necessary to have a code compliant monument sign along use Route 51. To deprive the applicant of a monument sign representing them along this roadway would deprive them of something that is code allowed for all other properties in this zoning district. Parallel signs are not always legible to oncoming motorists and Five Below feels that the monument sign will allow motorists traveling here to anticipate turns. This is a divided highway and there are only two opportunities to turn into the shopping area at Marion Avenue and Lucille Avenue. Recent studies have shown that 40% of American motorists do not use GPS technology but rather signage to navigate.

The retail structure is proposed for 990 US 51. The property is an outparcel to Lowes Shopping Center and has not yet been developed. The proposed sign package includes four wall signs and has three street frontages. The building faces US Route 51 to the west, Marion to the north, Commerce Place to the east.



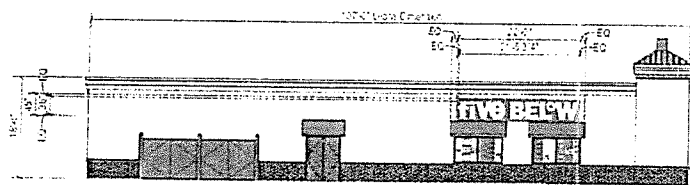
Front Elevation (North)

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



Side Elevation (West)

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



Side Elevation (East)

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

The signs proposed are

FIVE BELOW VARIANCE FORSYTH IL EXHIBIT A

- Sign A North elevation 159.61 sq. ft. channel letter set that reads “five below hot stuff. cool prices”
- Sign B West elevation 159.61 sq. ft. channel letter set that reads “five below hot stuff. cool prices”
- Sign C East elevation 106.17 sq. ft. channel letter set that reads “five below”
- Sign D North elevation 4.38 sq. ft. pedestrian oriented under canopy sign reads ‘five below”

Variance Criteria:

The City of Forsyth Development ordinance section 9.10 states the variance criteria:

- (a) 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
- (b) 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
- (c) Strict application of the Development Ordinance will 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; and
- (d) 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
- (e) The variance is the minimum variance that will make possible the reasonable use of the property, building, or structure.

Hardship Statement:

Special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands or structures in the same district. Other businesses here have highway-oriented signs and the lots are of different sizes as well as ground mounted signage. They do not necessarily operate a retail establishment that has frontage on three streets and two parking lot frontages. The configuration that is absolutely necessary for the safe flow of traffic and the use of this existing lot has the business oriented with the primary elevation facing north. The strict application of the terms of this Ordinance would deprive the applicant of the rights commonly enjoyed by other properties in the same district under the provisions of this Ordinance where they are able to fully represent themselves on two street frontages, this business needs to be able to represent itself on each frontage.

Purpose – The purpose of the city sign regulations are to:

- (1) Encourage the effective use of signs as a means of identification for businesses and organizations in the Village of Forsyth.
- (2) Regulate signs to support and complement land use and community aesthetic objectives set forth in the Comprehensive Plan and this Ordinance.
- (3) Ensure that all signs within the Village of Forsyth are compatible with existing land uses and buildings within the general vicinity of the sign and the community as a whole, with regard to size, location, color, construction, materials, and manner of display.

- (4) Permit such signs that do not confuse, mislead, inhibit traffic safety, or otherwise endanger the public health, safety, morals, or general welfare of the Village of

Conclusion:

Signs of this type and size are appropriate in scale for this development and this roadway location to protect the health, safety and welfare of the citizens of the city and the general aesthetics of the city by providing for adequate signs that are visible at posted speed limits and from all points of entry. The purposes of the city's sign regulations are as follows: to lessen congestion in the streets; to protect the public from damage or injury caused or partially attributable to distractions and obstructions from improperly designed or situated signs; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to promote traffic safety and to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. These signs will allow those traveling here to safely identify their point of entry and make their way to the five below store. The signs will achieve the objectives and purpose of the aforementioned sign regulations as proposed and anything else will inhibit the safe flow of traffic.

The monument sign is a by right sign allowance. The applicant simply wishes to enjoy the use of a monument sign on the Five Below property that would comply with the code allowance and requirements.

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 Firsel, ^{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

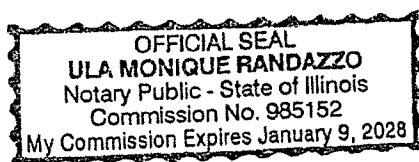
I, Ula Monique Randazzo Notary Public in and for the aforesaid State hereby certify that Adam Firsel appeared before me in the State and City/County aforesaid and executed this affidavit on this 15th day of April, 2024.



Notary Public

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

Seal

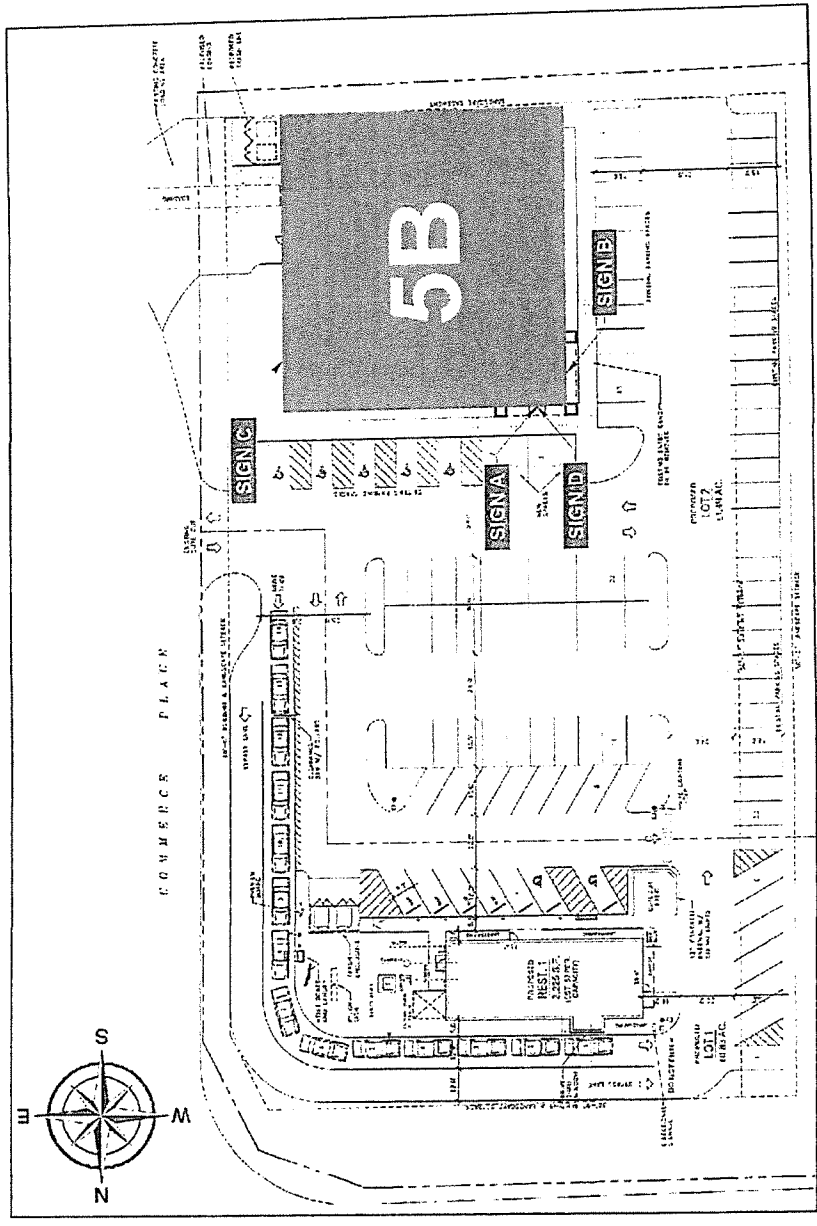




Hickory Point Plaza

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
Square Footage:	159.01
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 harker
Illumination:	Internally Illuminated LED
Square Footage:	106.17
SIGN D	Five Below
Type:	DI 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:	TUD

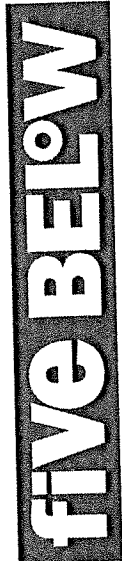


Five Below, inc.
994 US-51
Forsyth, IL 62535
Hickory Point Plaza

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

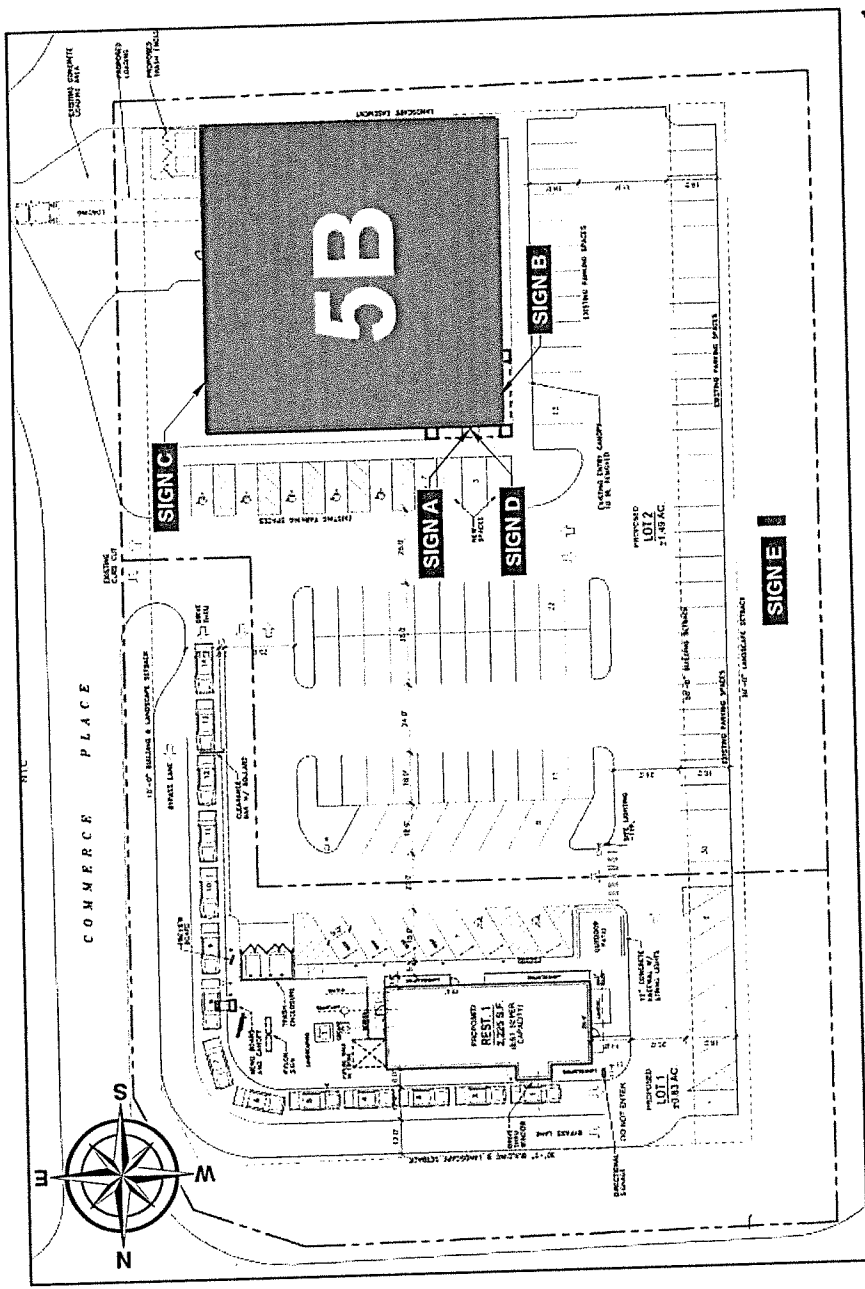
- R1 10/17/23 DW Redrew complete package. New Elevations Etc.
R2 10/31/23 DW Redrew all elevations with newly provided. Re-minor. Added new graphics
R3 11/01/23 DR Revised blue notes and elevation drawings per comments
R4 11/04/23 DR Increased blue bkgd on front & side elevation, Sign B increased to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

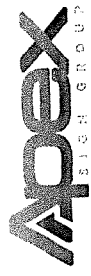
apexsigngroup.com



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
	Type: Replacement flexible face w/ applied vinyl graphics
	Square Footage: 42.05





apexsigngroup.com

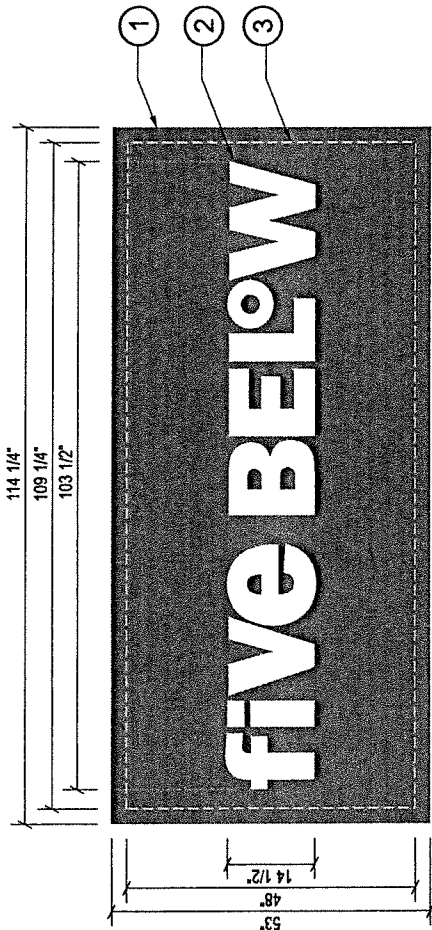
Five Below, Inc.
990 US-51
Forsyth, IL 62535
Hickory Point Plaza

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

- 1
- 09/27/23

R4 11/04/23 DR Increased blue bgd 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
R7 05/20/24 DW Added Monument Sign/Fixed Site Map to include pylon location
R8 06/12/24 DW Revised Pylon Sign type/added dims
R9 06/25/24 DR Deleted the (2) two proposed monument sign from site plan pg1

SIGN E	Five Below
	Type: Replacement flexible face w/ applied vinyl graphics
	Square Footage: 42.05



Note: Opposite face similar.
Production to add extra material/ bleed required for retainer system.

Panel Replacement- Existing (D/F) Pylon
QTY 2 (1 SET)

- Specifications:**
- 1. New flexible face
 - 2. applied vinyl to match specifications
 - 3. Existing 1 1/2" Retainers (Visual Opening)



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



Project ID#: 134677
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Created on: 09/27/2023

REVISION	
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R9	06/25/24 DR Deleted the (2) two proposed monument sign from site plan pg1

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 HLT1 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:
- Temp Post and Panel:
- Walkway sign:
- Pylon Panel:
- Graphics:

48" internally illuminated channel letters with 14 1/2" internally illuminate tagline

Construction sign placed near entrance

5'-0" x 1'-0" UC Sign

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.

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

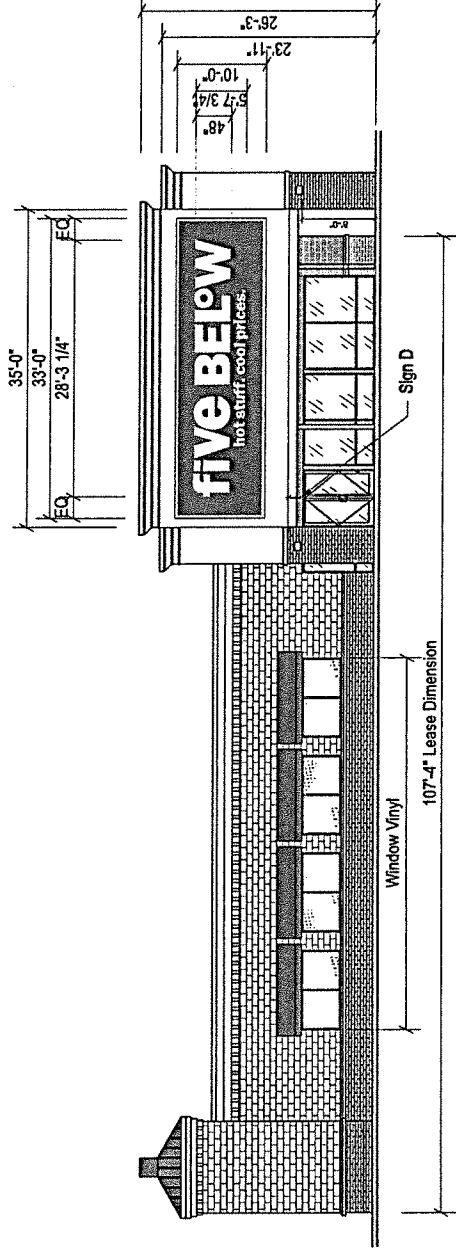
Dryvit Colors

#310 China White (Trim/ Cornice)

#456 Oyster Shell (Field)

#113 Amarillo White (Columns/ Plasters)

SW FIBE-011021S #6959 Blue Chip (Blue)

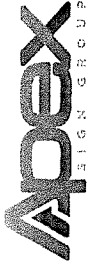


Front Elevation (North)

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:	183.68
Formula: (18' x 40' x .07) 50.4 sq' + (28' x 68' x .07) 133.224sq' = 183.68sq'	
Actual Square Footage this Elevation:	159.61

		Five Below, Inc. 990 US-51 Forsyth, IL 62535 Hickory Point Plaza apexsigngroup.com	Project ID#: 134677 Project Mgr: Robert Young Designer: GS Created on: 09/27/2023	REVISION 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 R7 05/20/24 DW Added Monument Sign/Fixed Site Map to include pylon location R8 06/12/24 DW Revised Pylon Sign type/added dims R9 06/25/24 DR Deleted the (2) two proposed monument sign from site plan pg1	2

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

acade:

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

existing curb cut to remain-

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

Signage:

- Side Sign:
- Graphics:

Finishes by LL:

- Facade & Body:
- Sign Field:
- Frame EIFS:
- Cornice EIFS:
- Columns:
- Standing Seam Roof:
- Brick Base:

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

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 (West)

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



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

apexsigngroup.com

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

REVISION

R4	11/04/23	DR	Increased blue bkgd on front & side elevation, Sign B increased to 48"
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R8	06/12/24	DW	Revised Pylon Sign type/added dims
R9	06/25/24	DR	Deleted the (2) two proposed monument sign from site plan pg1

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

Allowable Square Footage this Elevation	160.30
Formula: (18' x 65' .07) 81.94' + (28' x 40' x .07) = 78.45'	160.39'
Actual Square Footage this Elevation	159.61

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-

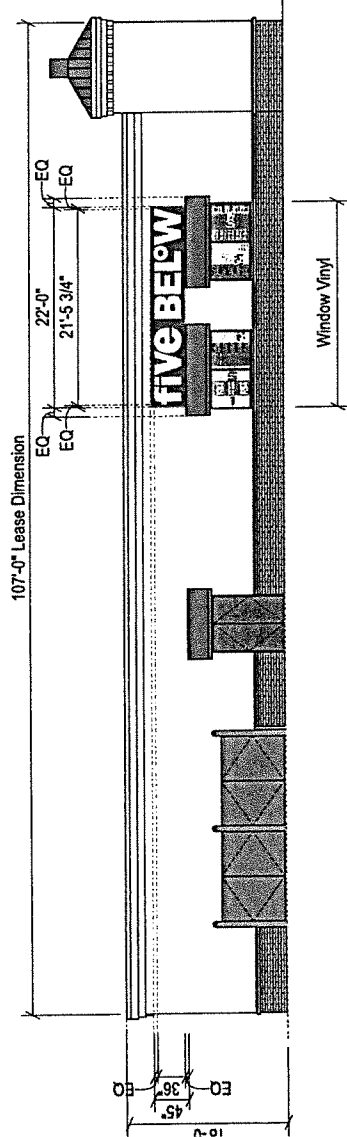
- LL to provide unobstructed permanent access to sign mountable/electrical connection area
- LL to provide electrical to center of all applicable sign mountable areas

Signage:

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

Finishes by LL:

- Facade & Body: 3" Dryvit 456 Oyster Shell
- Sign Field: 1" Dryvit FIBE-101021S (to match Pantone 285)
- 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



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

		Project ID#: 134677 Project Mgr: Robert Young Designer: GS Created on: 09/27/2023	R4 11/04/23 DR Increased blue bkpd 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 R7 05/20/24 DW Added Monument Sign/Fixed Site Map to include pylon location R8 06/12/24 DW Revised Pylon Sign type/added dims R9 06/25/24 DR Deleted the (2) two proposed monument sign from site plan pg1	4

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

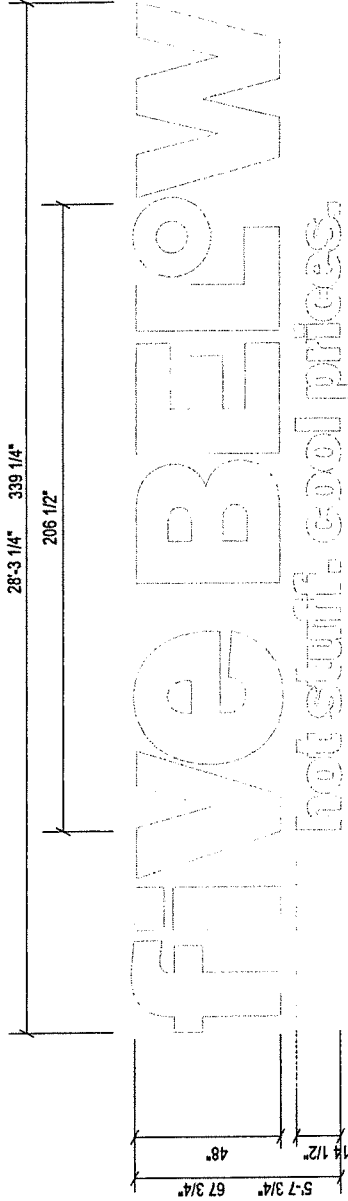
Electrical Detail:

White LED's
(2) 60 W Power Supplies
Total amps: 2.40
(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

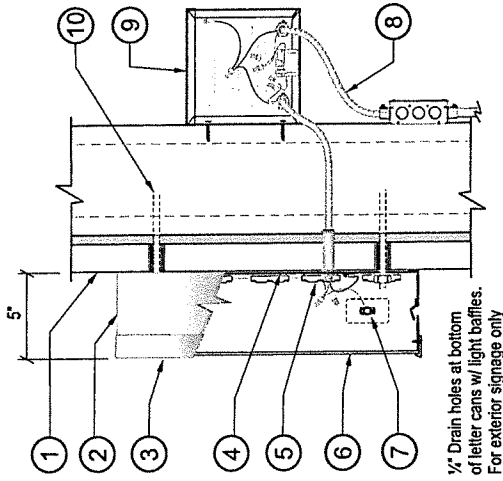


Sign Layout Detail

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

Specifications: Channel Letters

- Existing Facade: EIFS over Plywood over Metal studs
- 0.040 Aluminum letter returns painted to match silver
- 1" firm 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 ptd white for max illumination)
- White LEDs
- 3/16" White Acrylic faces
- Disconnect switch UL Outdoor rated toggle, neoprene boot (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



1/2" Drain holes at bottom of letter cans w/ light baffles.
For exterior signage only

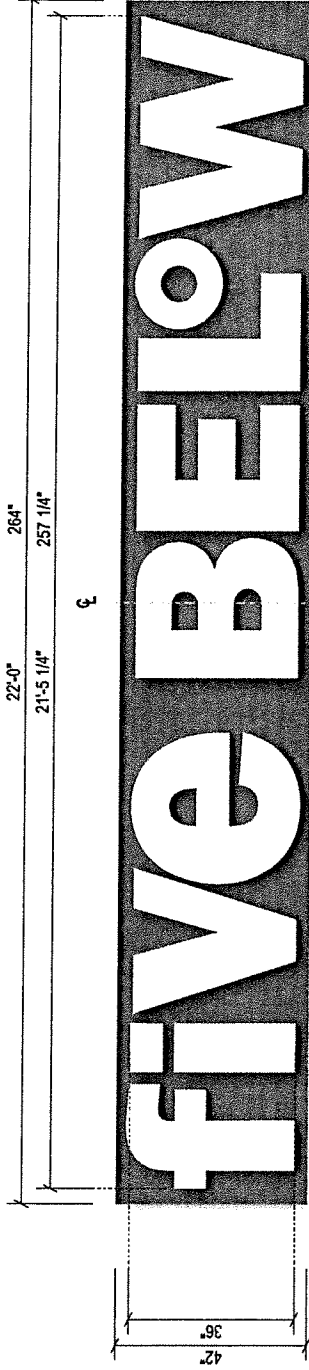
Section @ LED Channel Ltr Front-Lit (Remote)

Scale: N.T.S.

5

		Project ID#: 134677 Project Mgr: Robert Young Designer: GS Created on: 09/27/2023		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 R7 05/20/24 DW Added Monument Sign/Fixed Site Map to include pylon location R8 06/12/24 DW Revised Pylon Sign type added dims R9 06/25/24 DR Deleted the (2) two proposed monument sign from site plan pg1

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: X.XX
(1) 120V/ 20 amp circuit required



General Notes:

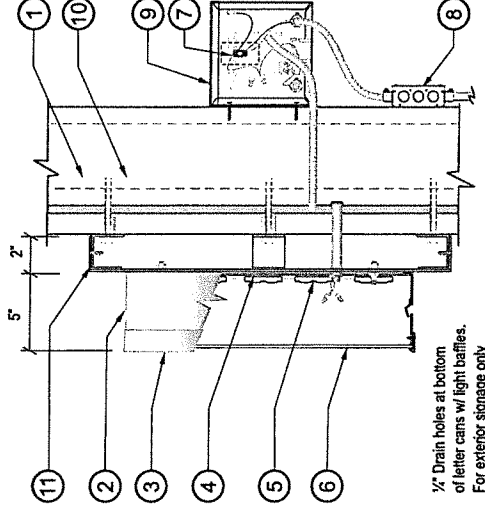
- This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
- Grounded and bonded per NEC 600.7/NEC 250
- Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- Sign is to be UL listed per NEC 600.3
- UL disconnect switch per 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 ptd 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 ptd to match PMS #2945C Blue. Countersunk screws (ptm returns) thru pre-drilled holes in frame thru to 2" x 2" aluminum angle mounting clips



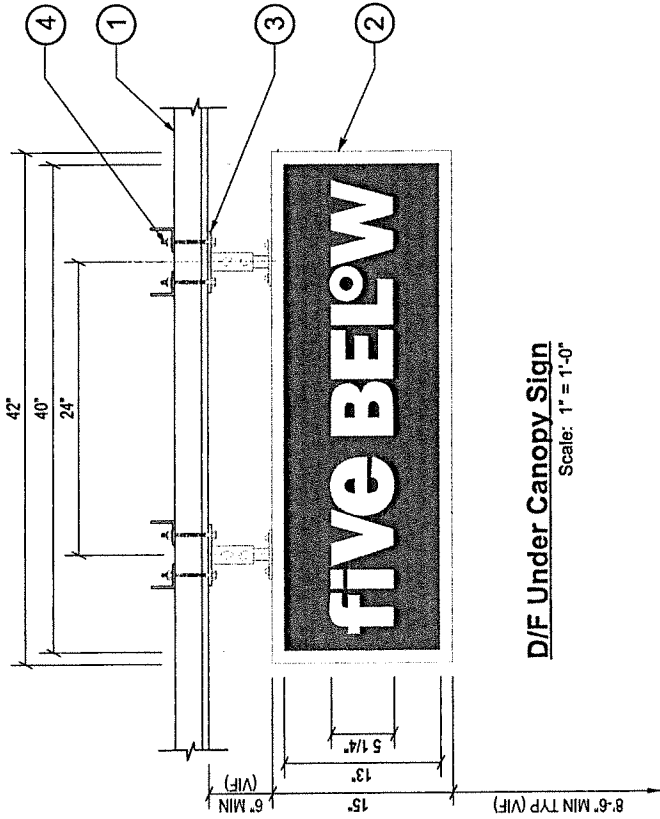
Section @ LED Channel Letter

Scale: N.T.S.

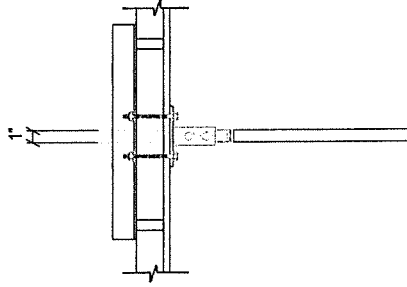
6

		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	REVISIONS	
				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
				R7	05/20/24 DW Added Monument Sign/Fixed Site Map to include pylon location
				R8	06/12/24 DW Revised Pylon Sign type/added dims
				R9	06/25/24 DR Deleted the (2) two proposed monument sign from site plan pg1

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

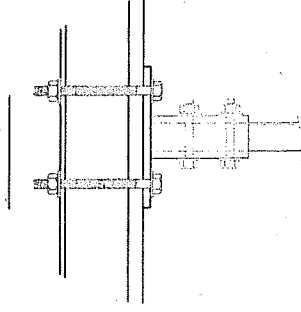


D/F Under Canopy Sign
Scale: 1" = 1'-0"



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



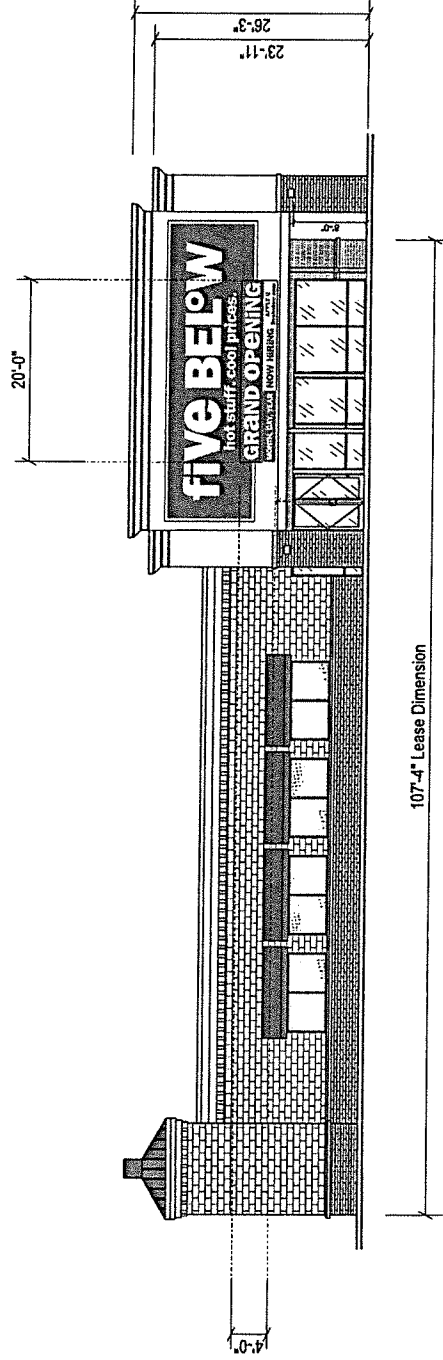
Five Below, Inc.
990 US-51
Forsyth, IL 62535
Hickory Point Plaza



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

REVISION:

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
R7	05/20/24	DW	Added Monument Sign/Fixed Site Map to include pylon location
R8	06/12/24	DW	Revised Pylon Sign, type/added dims
R9	06/25/24	DR	Deleted the (2) two proposed monument sign from site plan pg1



Front Elevation (North)/ Banner

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



apexsigngroup.com

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

NOISIER

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- R9 06/25/24 DR Deleted the (2) two proposed monument sign from site plan pg 1

NOTICE OF PUBLIC HEARING

The Village of Forsyth Planning and Zoning Commission will hold public hearings at 5:30 p.m., Thursday, July 25, 2024 at the Village Hall, 301 S. Route 51, Forsyth, IL. The Planning and Zoning Commission will meet to hold a public hearing and discuss the following items:

- Request by Dennis Espinoza for the following as relates to the two parcels of real property commonly known as 690 S. Route 51, Forsyth, Illinois and legally described as COLONIAL MANOR ADDN LOT 11 (EX HWY ROW) 95BK3153/431 IRREG (PIN 07-07-14-301-003) and AKERS PLACE FORSYTH OUTLOTS N298 LOT 6 95BK3153/433 IRREG (PIN 07-07-14-301-001): (1) map amendment to change the zoning of the parcel with PIN 07-07-14-301-003 from R-1 (current zoning) to C-1 (proposed zoning) in accordance with Development Ordinance Section 9.11; (2) approval of Final Plat in accordance with Development Ordinance Section 11.5 subdividing a portion of each of the two parcels into one parcel; and (3) variance of Section 6.5 Off-Street Parking Requirements to allow for 36 parking spaces in retail building.
 - Request by 12C Properties LLC for the following as related to a portion of the real property legally described as SEC 14-17-2E PRAIRIE WINDS LT 3 (PIN: 07-07-14-200-007): (1) map amendment to change the zoning from R-1 (current zoning) to C-1 (proposed zoning) in accordance with Development Ordinance Section 9.11; and (2) approval of Planned Unit Development in accordance with Development Ordinance Section 5.6.
 - Request submitted by Five Below by Expedite The Diehl LLC (Tracy Diehl) for a sign permit and to vary the requirements of Ordinance No. 2024-11 to allow for monument sign on the real property located at 990 U.S. Rt. 51, Forsyth, IL and legally described as: PT SW SW-BEG 52.26 E SW COR - N412.64 NE192.49 SE42.79 S355.31 SW250.02POB - & (EX HWY ROW) & (EX RD ROW) - 02BK3269/728 (PIN: 07-07-14-351-006).
- 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.
7/9 COL-9000417

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Hudson, ss:

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

PUBLICATION DATES:

Jul. 9, 2024

NOTICE ID: Xj9I6FITt5XfwIUPO11Q

PUBLISHER ID: COL-9000417

NOTICE NAME: Planning & Zoning Meeting July 25

Publication Fee: 116.17

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

(Signed) Tatiana Dorval

VERIFICATION

State of New Jersey
County of Hudson

SHANNEA H HOLMES
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires August 1, 2026

Subscribed in my presence and sworn to before me on this: 07/11/2024

Shanea H Holmes

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING

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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):

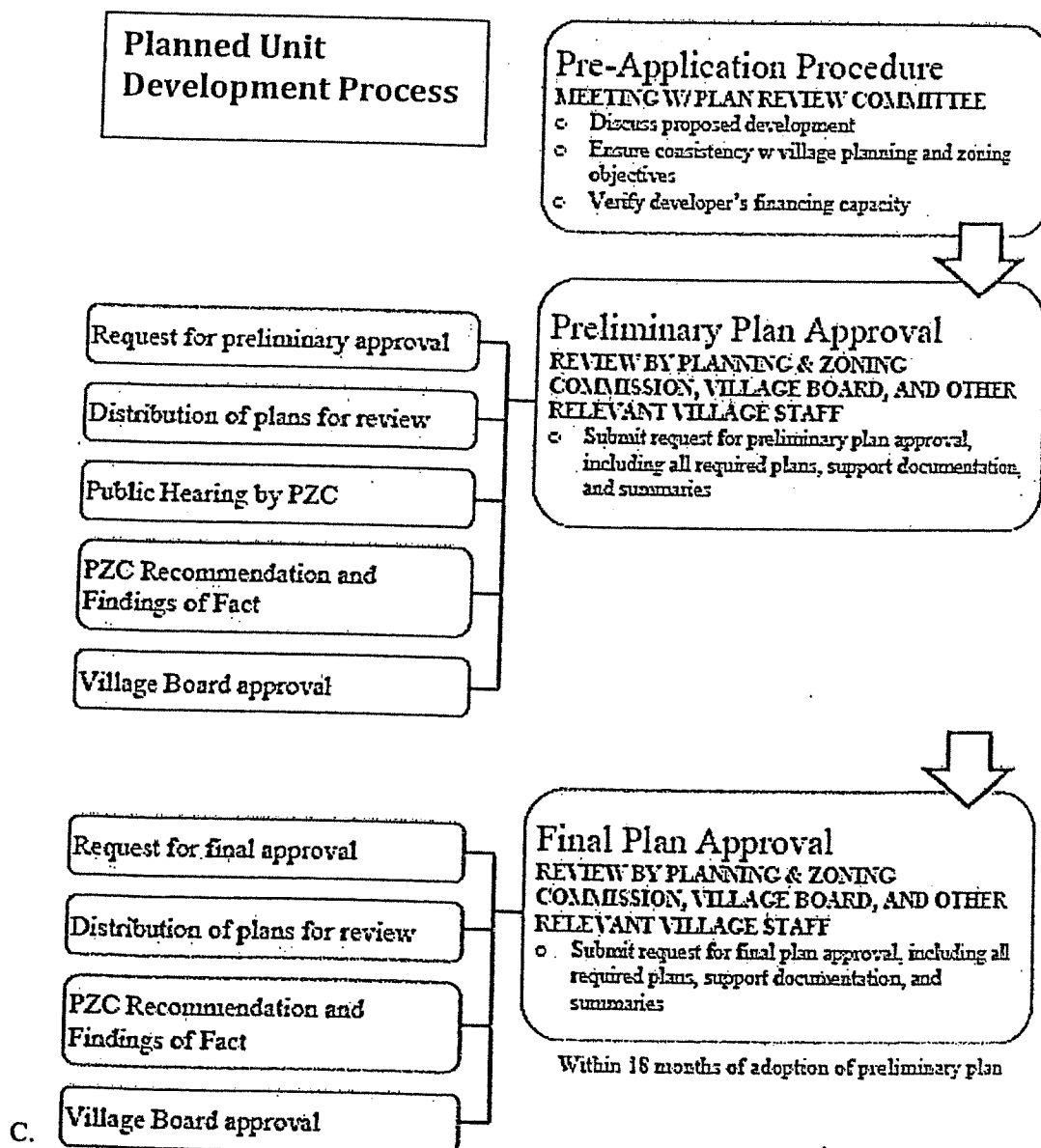
- (1) Prior to the filing of an application for approval of a planned unit development, the petitioner shall contact the Zoning Official to arrange an informal meeting with the Plan Review Committee. (Am. Ord. 946, passed 6-1-2015)
- (2) The purpose of the pre-application meeting is to discuss the proposed 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).