

AGENDA
SPECIAL MEETING OF THE PLANNING & ZONING COMMISSION OF THE
VILLAGE OF FORSYTH, ILLINOIS
5:30 P.M.
THURSDAY OCTOBER 22, 2026
VILLAGE HALL, 301 SOUTH ROUTE 51, FORSYTH, IL

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

PUBLIC HEARINGS

- Request by ISC Enterprises, Inc. (880 East Pershing Road, Decatur, IL) for a map amendment to change the zoning on the real property commonly known as 361 Hickory Point Road, Forsyth, Illinois and legally described as:
Beginning at the Northwest corner of the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section Twenty-two (22), Township Seventeen (17) North, Range Two (2) East of the Third Principal Meridian, thence South 500 feet; thence East 436 feet on a line parallel with the North boundary of said East Half of the Southeast Quarter of Section 22; thence North 500 feet to said North line of said East Half of the Southeast Quarter of Section 22; thence West 436 feet to the point of beginning, EXCEPT those portions previously conveyed or dedicated for right of way purposes to the Village of Forsyth. (PIN: 07-07-22-426-001).

The request is made in accordance with Development Ordinance Section 9.11. The property is currently zoned R-1 and the request is made to change the zoning to R-2 to allow the property to be developed and used as multi-family residential.

NEW BUSINESS

1. INSTALLATION OF NEW PLANNING AND ZONING ALTERNATE COMMISSIONERS (VILLAGE ADMINISTRATOR JILL APPLEBEE)

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, SEPTEMBER 24, 2026
AT FORSYTH VILLAGE HALL**

CALL TO ORDER

Chairman Cantwell called the meeting to order at 5:30 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Regular Commissioners: Chairman Tom Cantwell, Vice Chair Steve Ragan, Matt May, Cathy Mitteer

Absent: R.C. Campbell, Colleen Brinkoetter, Dennis Downey, Dan Doerfler

Staff Present: Planning and Zoning Director Ryan Raleigh, Village Administrator Jill Applebee, Village Clerk Cheryl Marty, Village Attorney Andrew Jarmer

Attendees: Nate Sager, Katie Kershner, Susan Kershner, Bob Carlson, Karen Yepsen

MOTION

Commissioner Ragan made a Motion to approve the August 27, 2026 minutes as presented and Commissioner May seconded the Motion.

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

Yeas: 4 – Cantwell, Ragan, May, Mitteer

Abstain: 0 – None

Absent: 4 – Campbell, Brinkoetter, Downey, Doerfler

Motion declared carried.

PUBLIC COMMENT:

None.

PUBLIC HEARING #1

- Request by Illinois Health and Wellness LLC to amend its special use permit to allow for a drive-through facility and to allow the sale of medical cannabis products at lower tax rate at the real property commonly known as 1401 Hickory Point Drive, Forsyth, Illinois and legally described as HICKORY POINT MALL TAX PLAT LT 15-A BANK (PIN: 07-07-22-277-003). The request is made in accordance with Development Ordinance Sections 3.21 and 9.12. The property is currently zoned C1 and no request to vary the zoning has been made.

Planning and Zoning Director Raleigh explained that recently the State law changed to allow for a drive-up facility dispensary. Bud & Rita's has submitted a Special use Permit application along with all required supplemental information for the operation of their business at 1401 Hickory Point Road. This includes amendments referring to additional sales to medical patients, adding a drive-through and expanding hours of operation to the maximum allowed under local ordinance. Raleigh confirmed that the Village has to follow the State law and cannot override that. A brief discussion ensued by the Commissioners.

MOTION

Commissioner Ragan made a motion to recommend approval of the request as presented and Commissioner Mitteer seconded the motion.

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

Motion declared Carried.

OLD BUSINESS

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

No discussion was held.

Administrator Applebee stated that there will be a meeting next month to interview and meet potential Commissioner replacements.

NEW BUSINESS

None.

ADJOURNMENT

Commissioner Mitteer made a Motion to adjourn, Commissioner Ragan seconded the Motion, and Village Clerk Marty asked for a voice vote which was then unanimously approved. The meeting was adjourned at 5:40 P.M.

By: *Cheryl Marty*
 Village Clerk

MAP AMENDMENT APPLICATION CHECKLIST:

- Complete the entire Map Amendment Request Form including:
 - ☒ Owner or Applicant (Please check appropriate box. However, if you are the applicant, contact information is needed for you and the owner.)
 - ☒ Legal Description of the Property (Example: Lot 1, Subdivision, Parcel #, A part of the southwest quarter of the northwest quarter of Section 23, Township 17, North Range 2 east of the 3rd PM, and where the deed is recorded with the Macon County Recorder's Office – (217) 424-1359)
 - ☒ Existing zoning of the property (if unsure please verify with Village Hall)
 - ☒ Proposed zoning of the property
 - ☒ State the existing use of the property.
 - ☒ State the proposed use of the property with the proposed special use request.
 - ☒ Provide a location map showing the property lines, streets, and such items as the Zoning Official may require.
 - ☒ Answer the three questions relating to the map amendment request for the property that will help the Planning and Zoning Commission and Village Board make their decision on the request. For question 3, use the excerpt from the Development Ordinance for Section 9.11 F Standards.
 - ☒ Paying the required fee
 - ☒ Sign and date the form and return to Village Hall
- After the application is deemed complete, Village Hall will create and provide a list of property owners that own property within 250 feet of your property. You are required to send each of them a copy of the notice that will be provided by Village Hall by certified mail at least 10 days prior to the public hearing. The return receipt cards should be returned to Village Hall prior to the hearing, or at the latest, the time of the hearing.

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

Question 3:

Section 9.11 F – Standards:

The Planning and Zoning Commission shall not recommend, nor the Village Board grant, an amendment to alter the zoning district boundary lines, unless it shall determine, based upon the evidence presented to the Planning and Zoning Commission, that:

- (1) The amendment promotes the public health, safety, comfort, convenience, and general welfare of the Village, and complies with the policies, Comprehensive Plan, and other official plans of the Village of Forsyth.
- (2) The trend of development in the area of the subject property is consistent with the requested amendment.
- (3) The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification.
- (4) The property cannot yield a reasonable return if permitted to be used only under the conditions allowed under the existing zoning classification.
- (5) The amendment, if granted, will not alter the essential character of the neighborhood, and will not be a substantial detriment to adjacent property.

VILLAGE OF FORSYTH

301 S. Route 51
Forsyth, IL 62535

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



MAP AMENDMENT APPLICATION

OWNER: ☒

APPLICANT: ☒

Name: ISC Enterprises

Address: 880 East Pershing Road

Phone Number: (217) 413-0907

E-mail: reed@sullivancontractors.net

Property Address: 361 Hickory Point Road

PIN #: 07-07-22-426-001

Legal Description of the Property:

Beginning at the Northwest corner of the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section Twenty-two (22), Township Seventeen (17) North, Range Two (2) East of the Third Principal Meridian, thence South 500 feet; thence East 436 feet on a line parallel with the North boundary of said East Half of the Southeast Quarter of Section 22; thence north 500 feet to said North line of said East Half of the Southeast Quarter of Section 22, thence West 436 feet to the point of beginning, EXCEPT those portions previously conveyed or dedicated for right of way purposes to the Village of Forsyth.

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

Proposed Zoning District: R-2: Multiple-Family Residence District

Existing use of the property:

Vacant Lot

Proposed use of the property:

Multi-Family - Townhomes

* 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 Future Land Use Map within the comprehensive plan is showing the lot as open space, however the surrounding property is designated as Low Density Residential with density between 1.1 and 3.0 du/ac. The proposed project has a density of 2.8 du/ac, which falls in line with the Comprehensive Plan and the surrounding properties.

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

The amendment falls in line with the surrounding uses with single family homes to the north and west and multi-family - apartments to the east. The project will bring a high quality of living to the area and the Village of Forsyth. The development will create a community feel for the tenants. There shall be a sidewalk installed along the access road which connects to existing sidewalk and bike path that are adjacent to the property.

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

(1) See responses above in items 1 and 2. (2) There are apartments to the east of the property and single family homes to the north and west. The townhomes are an appropriate transition between the two uses and falls in line with the trend of development in the area and the comprehensive plan. (3) The requested R-2 zoning classification allows the property to be used for multi-family - townhomes, whereas the current R-1 zone does not allow for this use. (4) There is a floodplain along the rear of the property making some of the property difficult and extremely costly to develop if able to be developed at all. The townhomes are believed to be the best way to produce a reasonable return. The existing R-1 zoning classification does not allow for the multi-family use and therefore, needs to be rezoned to R-2. (5) The amendment will not alter the essential character of the neighborhood and will bring high quality of living to 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: 9-22-2020

For office use only

Date Received: _____

PZC Meeting Date: _____

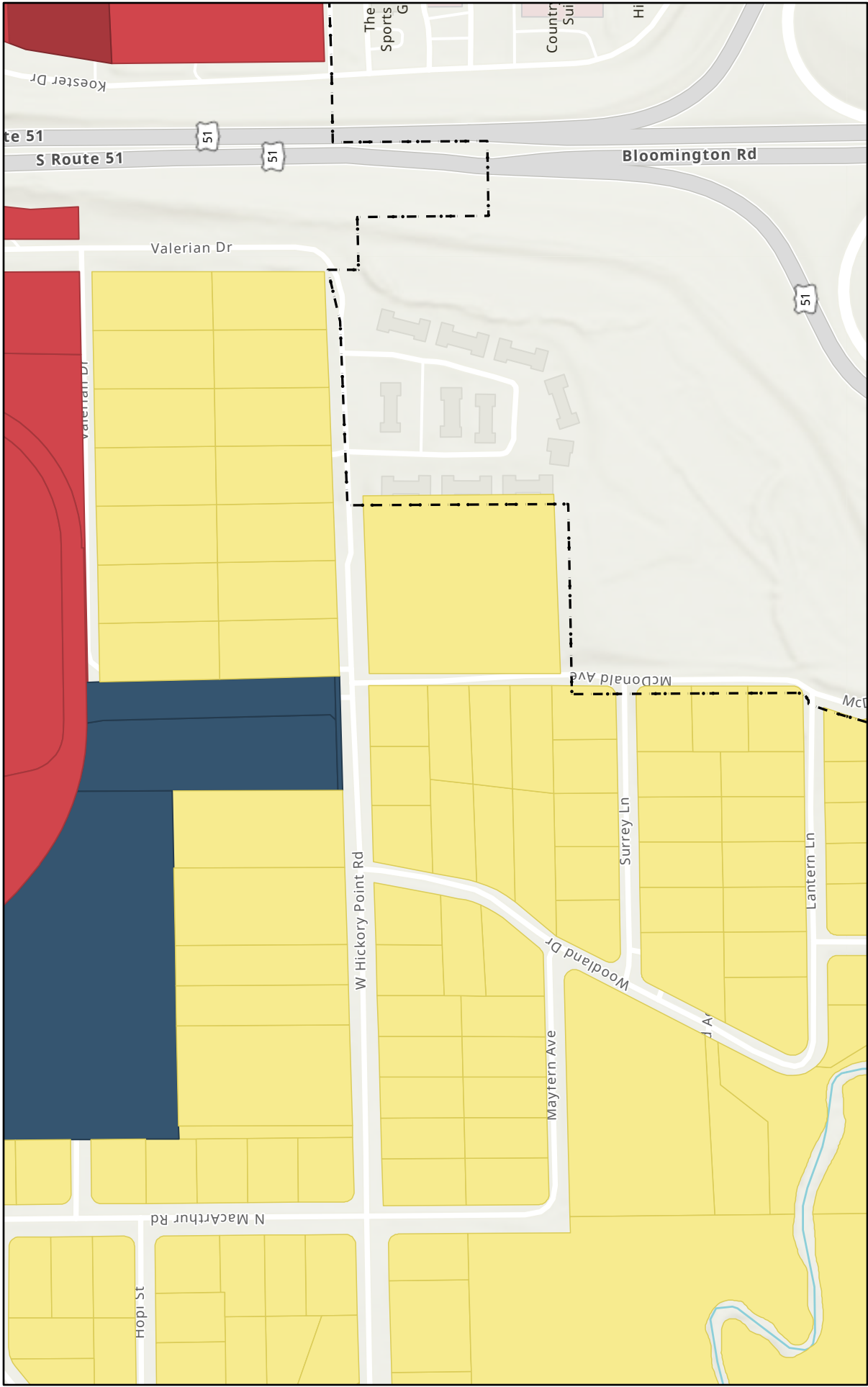
Application Fee Paid: _____

Board Meeting Date: _____

Approved (Y/N): _____

Ordinance # _____

Zoning Map



9/23/2026

-- CorporateBoundary

B (Business)

World_Hillshade

Zoning

C-1 (Commercial)

C-2 (Commercial)

R-1 (Single Family Residential)

1:5,298

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS,

October 15, 2026

Dear Village of Forsyth Board of Trustees:

Multi-family residential housing expands housing choices, supports local businesses, and makes efficient use of infrastructure. Thoughtful development can only help contribute and support Forsyth's future. Our current lack of housing, specifically new construction townhomes and apartments, is stifling population growth and our property tax base.

A study conducted by Danter & Associates in July 2023 reported that 680 new units could be supported throughout the Decatur, Mt. Zion, and Forsyth communities. The study also indicated the market is limited by a lack of supply, rather than lack in demand by reporting an overall vacancy rate in the Decatur area of 2.8%. Lack of supply will only continue to grow as new companies in our area continue to invest and expand. With new companies coming online, and with the creation of the iFAB Tech Hub, we're anticipating at least 3,000 new jobs in the region by 2040.

Forsyth is also seeing huge success in attracting new businesses. Big restaurant names like Chick-fil-A certainly draw grocery store interest. However, these grocery store giants want to see residential growth first, and that's where Reed Sullivan's development can help.

As you are aware, Mr. Sullivan's proposed development at 361 Hickory Point Road would include 18 three-bedroom townhomes with anticipated monthly rents of approximately \$2,000-\$2,500. Renters sustaining a \$2,000-\$2,500 monthly rent payment generally hold high household incomes and that is who this development will attract.

Take for example the recent Mt. Zion Baltimore Place development. These townhomes were filled up with working professionals as soon as construction was completed and are very similar in comps to Mr. Sullivan's proposed development. Our local companies are competing for talent, and quality housing is a missing piece of the puzzle. The median income of Forsyth households is \$116,000. Currently, there are 73 job openings on CareersDecatur.com that are paying over this amount – an amount needed to earn to comfortably afford rent in this proposed range. There is a demand for these nice townhomes.

When a developer like Mr. Sullivan comes knocking on our doors and ready to build these types of developments, we should meet them with excitement, encouragement, and engagement on ways to move the project forward. If we don't, they may not come again.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nina Bateman".

President
Economic Development Corporation of Decatur & Macon County

ADVANCED

— HOUSE PLANS —

Construction License Agreement

As original purchaser of plan number 30629 (Buttonwood)

Reed Sullivan,

is hereby granted a one time, non-transferable, non-exclusive, license to build this plan and is given the right to reproduce the drawings only as required for such construction. Permission is also given to modify this plan, but no permission is given to claim copyright on the original or modified plan. The modified plans shall remain subject to the license and may not be sold, distributed or otherwise transferred without express written consent of Advanced House Plans.

Construction License #:

ADI53309

Issued On:

Dec 10th, 2025

Issued By:

Advanced House Plans

3840 N 174th Ave

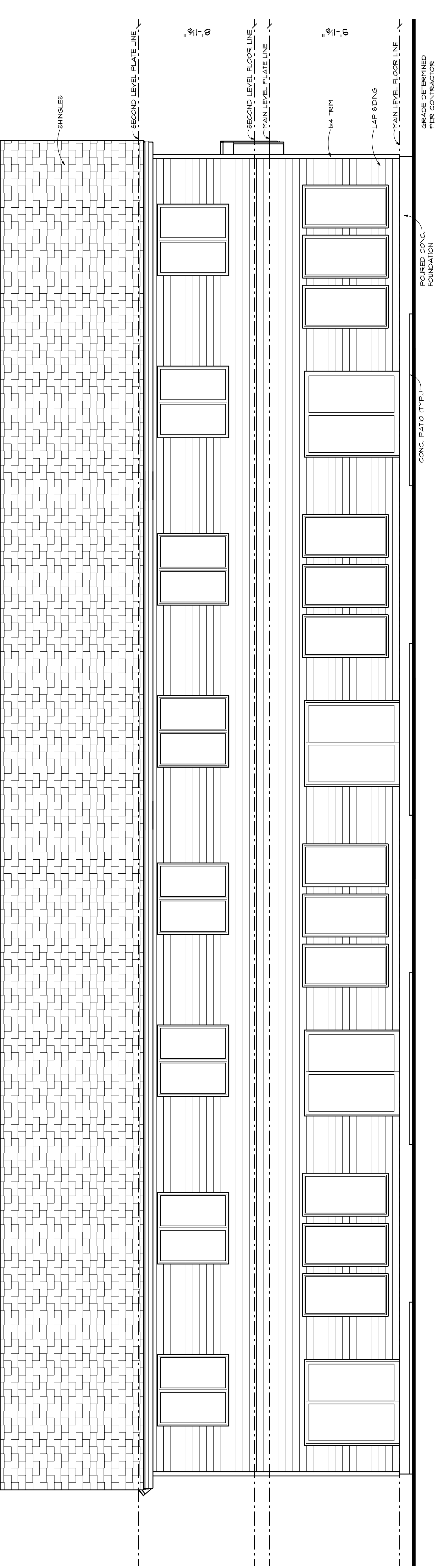
Omaha, NE 68116

(844)675-9638

www.advancedhouseplans.com

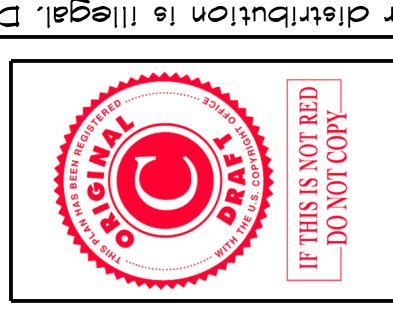


FRONT ELEVATION



REAR ELEVATION

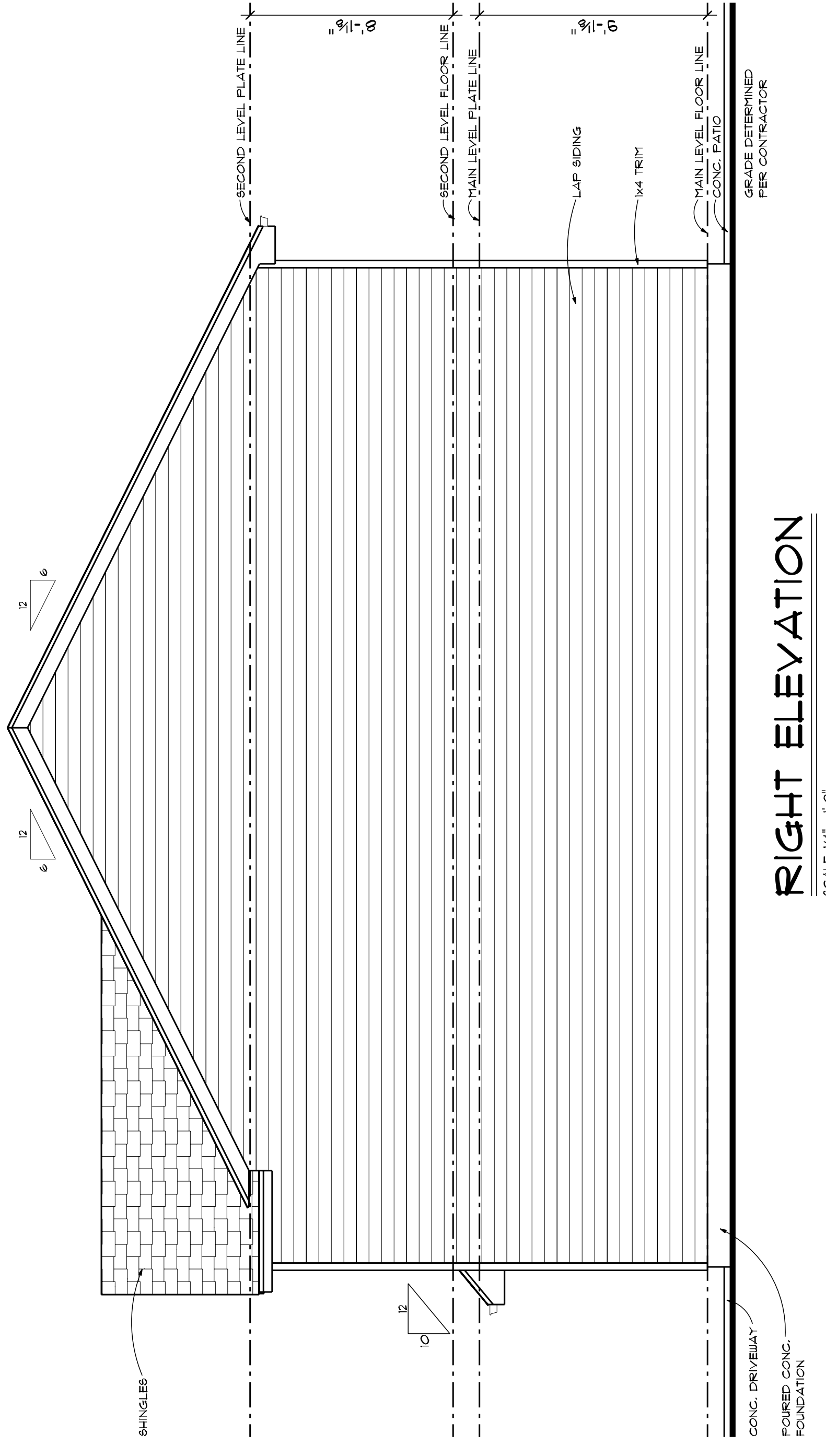
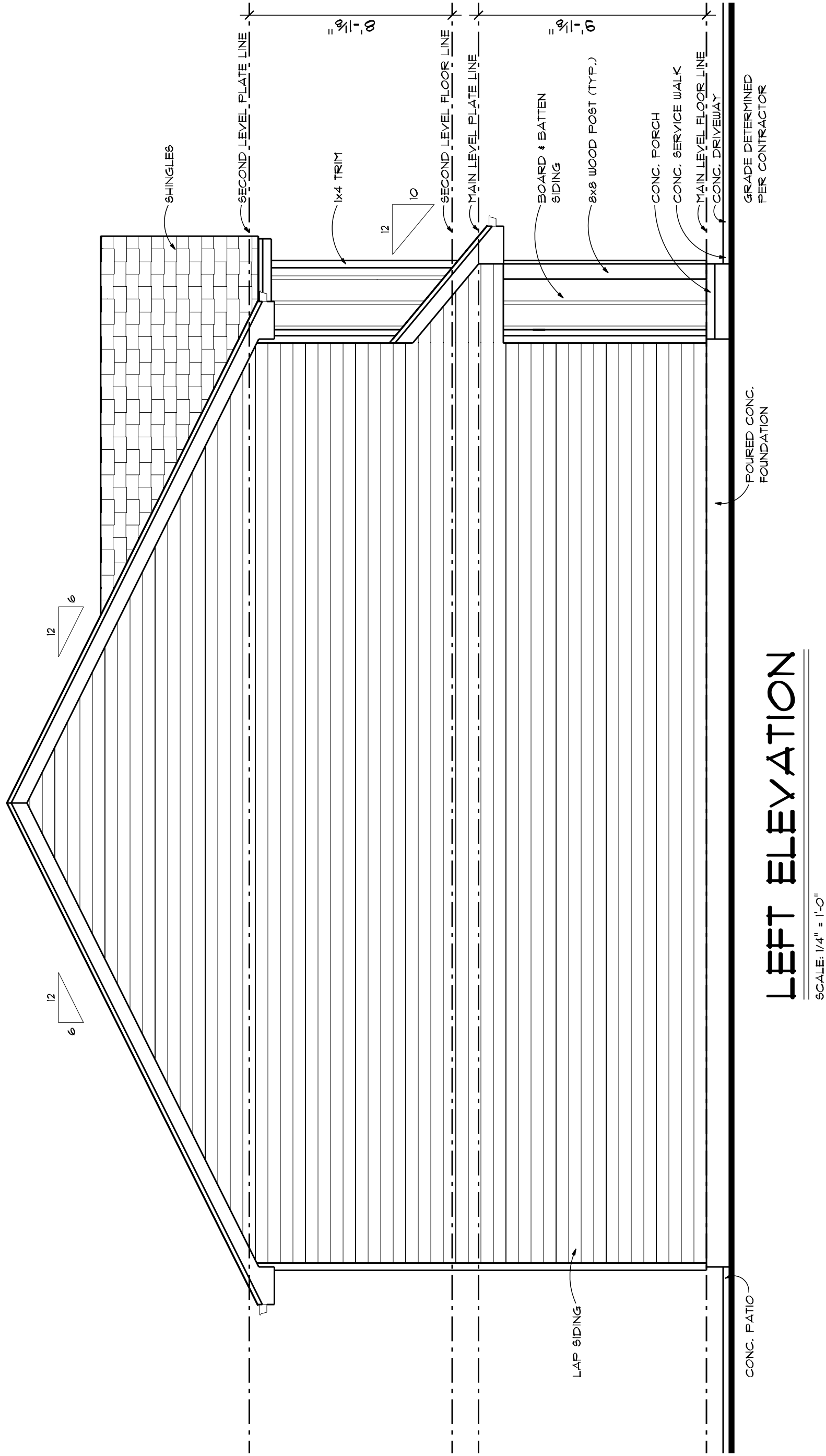
ADVANCED HOUSE PLANS IS A PROFESSIONAL RESIDENTIAL DESIGN FIRM THAT MAY OCCUR DURING OR AFTER THE BUILDING PROCESS. THESE ADVANCED HOUSE PLANS FROM ANY JURISDICTION MUST BE REVIEWED BY A PROFESSIONAL ARCHITECT OR ENGINEER BEFORE CONSTRUCTION. ADVANCED HOUSE PLANS IS A PROFESSIONAL RESIDENTIAL DESIGN FIRM THAT MAY OCCUR DURING OR AFTER THE BUILDING PROCESS. THESE ADVANCED HOUSE PLANS FROM ANY JURISDICTION MUST BE REVIEWED BY A PROFESSIONAL ARCHITECT OR ENGINEER BEFORE CONSTRUCTION.

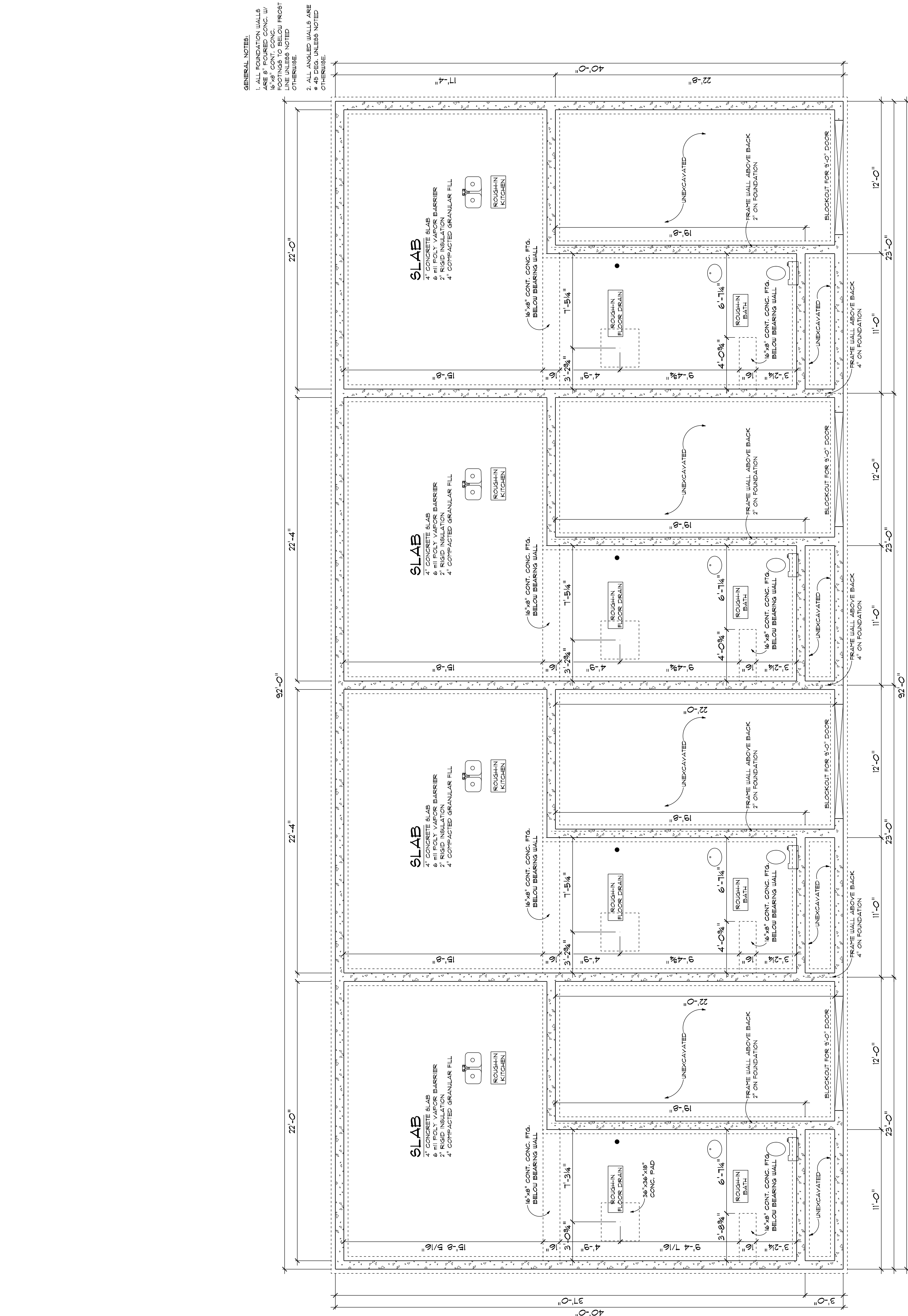


Buttonwood

2x6 Slab

PRELIM
FINAL
02/17/2025
REVISION





GENERAL NOTES:
1. ALL FOUNDATION WALLS
ARE 16"x8" CONCRETE. W/
16"x8" CONT. CONC. FIG.
FOOTINGS TO BELOW FROST
LINE UNLESS NOTED
OTHERWISE.
2. ALL ANGLED WALLS ARE
45 DEG. UNLESS NOTED
OTHERWISE.

FOUNDATION PLAN
SCALE 1/4" = 1'-0"

30629

© 2025

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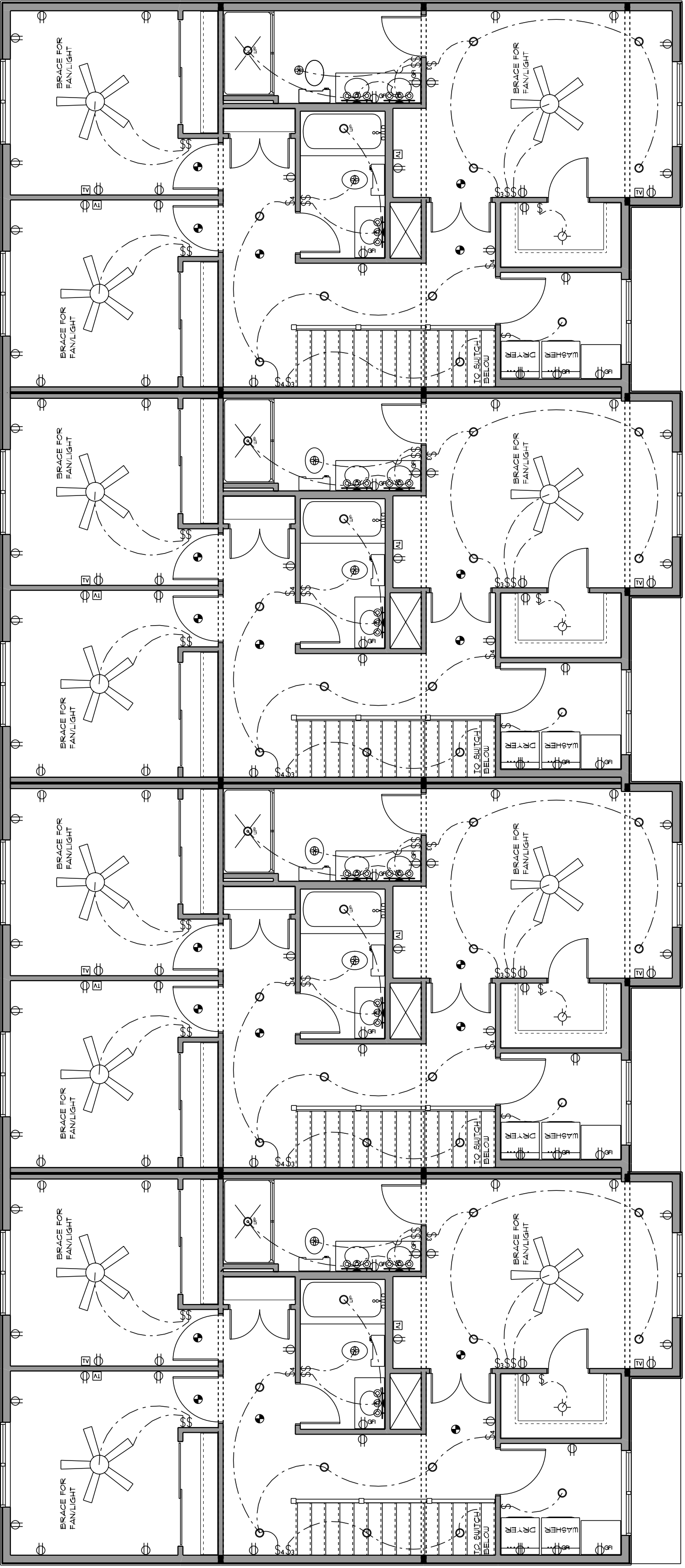
Buttonwood
2x6 Slab

PRELIM
FINAL
02/12/2025
REVISION



SECOND LEVEL ELECTRICAL PLAN

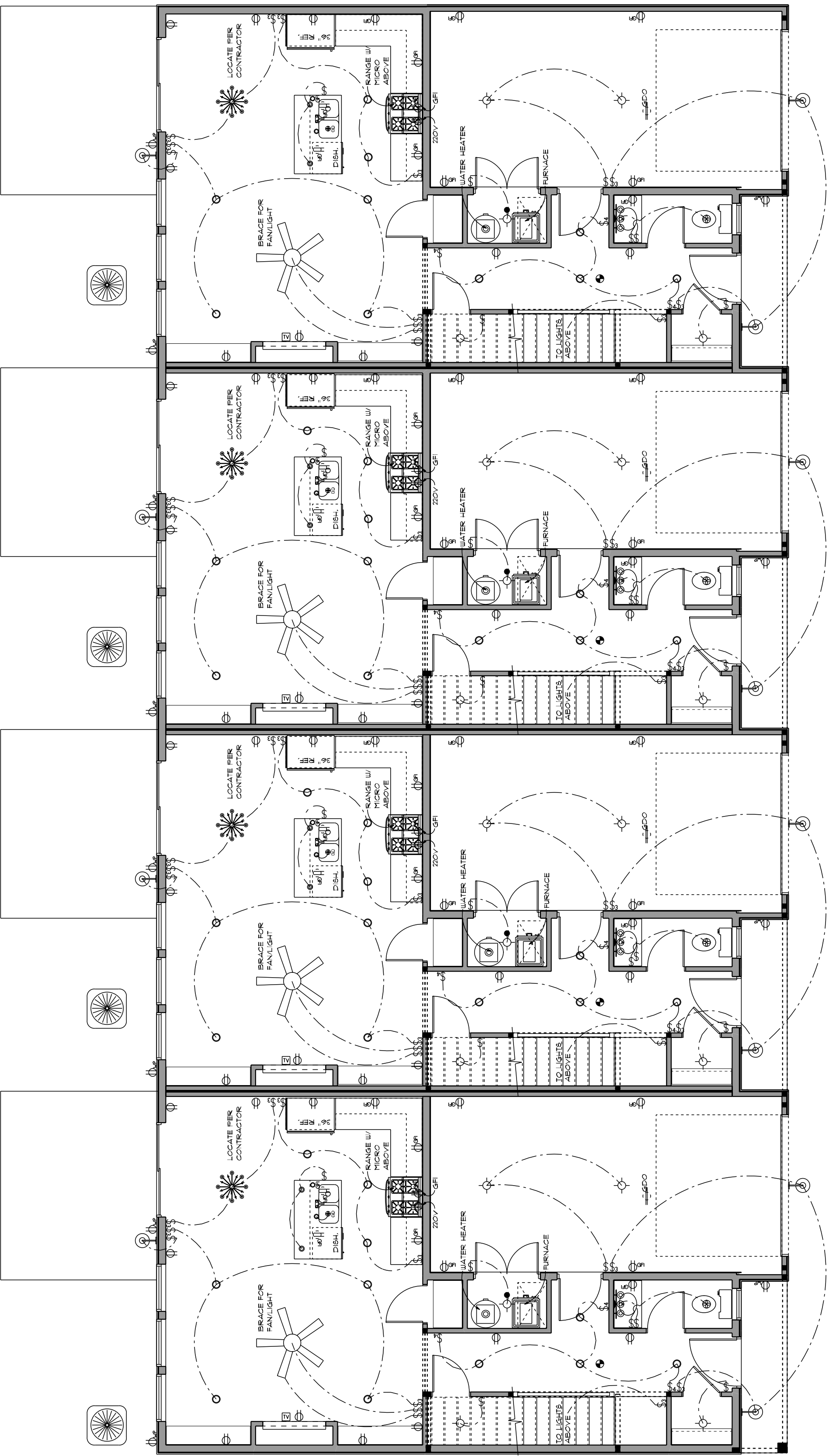
SCALE 3/8" = 1'-0"



ELECTRICAL LEGEND - UNITS A, B, C, D		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 5 blades 24"	12	
CAN LIGHT WATERPROOF 6WCH	8	
CAN LIGHT 6WCH	43	
CAN LIGHT 14 WCH	18	
CAN LIGHT 14 WCH	6	
light	4	
outlet	124	
outlet 220V	4	
outlet 60"	20	
switch	50	
switch 3 way	48	
switch 4 way	12	
switch mounted on 3 light	1	
	12	

MAIN LEVEL ELECTRICAL PLAN

SCALE 3/8" = 1'-0"



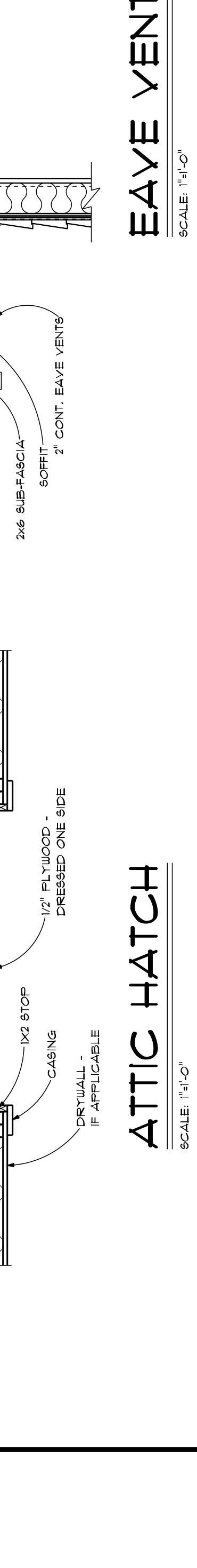
ELECTRICAL LEGEND - UNITS A, B, C, D		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 5 blades C4	4	
can light 6wch	43	
ceiling can light	4	
outlet glass	8	
outlet mount 14w50	12	
GARAGE DOOR OUTLET	4	
GARAGE DOOR OUTLET	4	
GARAGE DISPOSAL	4	
PLUNGER SWITCH	4	
can light 14 wch	4	
can light 14 wch	4	
light	20	
outlet	40	
outlet 220V	4	
outlet 60"	44	
outlet 60"	12	
switch	4	
switch	40	
switch 3 way	36	
switch 4 way	12	
outlet mount 03 3 light	4	
outlet mount 03 3 light	4	

The diagrams show a roof plan with a central ridge line. The ridge vent is represented by a dashed line along the ridge. The diagrams include dimensions and labels for the layout.

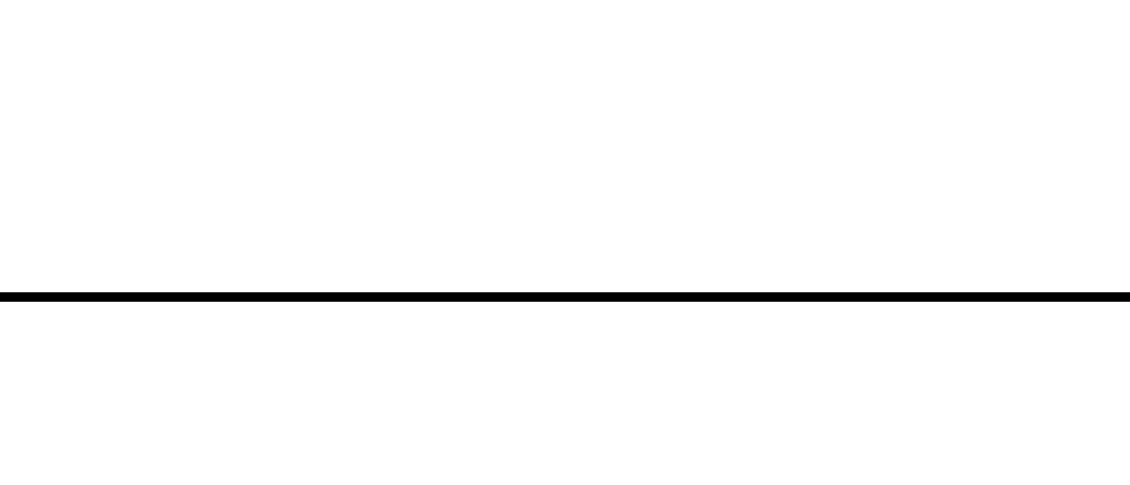
Diagram 1 (Left): Shows a ridge vent layout with a central ridge line. The ridge vent is labeled "RIDGE VENT" and "6/12". The dimensions are 12' 0" and 12' 0".

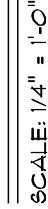
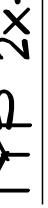
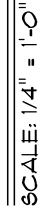
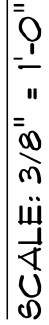
Diagram 2 (Right): Shows a ridge vent layout with a central ridge line. The ridge vent is labeled "RIDGE VENT" and "6/12". The dimensions are 12' 0" and 12' 0".

Handwriting practice paper featuring two sets of three-lined guides. Each set consists of a solid top line, a dashed middle line, and a solid bottom line. The first set is on the left, and the second set is on the right. Both sets have a date '6/12' and an arrow pointing left at the top of the first line.



EVENT





REZONING SITE PLAN FOR

MCDONALD AVE TOWNHOMES

VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

62535

ENGINEER / LAND SURVEYOR

THOUVENOT, WADE & MOERCHEN, INC.
4940 OLD COLLINSVILLE RD
SWANSEA, ILLINOIS
62226
(618)-624-4488
MARSHA MALLER
mmaller@twm-inc.com

OWNER'S NAME

SULLIVAN CONTRACTORS
880 PERSHING RD
DECATUR, ILLINOIS
62526
REED SULLIVAN
reed@sullivancontractors.net



CONSULTING ENGINEERING
GEOSPATIAL SERVICES

ILLINOIS
SWANSEA
COLUMBIA
GLEN CARBON
PEORIA
DECATUR

MISSOURI

TENNESSEE
NASHVILLE
CHATTANOOGA

THOUVENOT, WADE & MOERCHEN, INC.

SWANSEA OFFICE
4940 OLD COLLINSVILLE RD
SWANSEA, ILLINOIS
62226
(618)-624-4488
WWW.TWM-INC.COM

PROJECT CRITERIA

PRIOR TO COMMENCEMENT OF ANY WORK, OR ORDERING ANY MATERIALS, THE CONTRACTOR SHALL REVIEW ALL PLANS, SPECIFICATIONS, AND THE PROJECT SITE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND ENGINEER WHO PREPARED THE PLANS OR ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATION TO THESE PLANS OR OF ANY FIELD CONFLICTS.

SHOULD IT APPEAR THAT THE WORK TO BE PERFORMED OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY PRIOR TO COMMENCING WORK.

THESE PLANS AND SPECIFICATIONS ARE SUBJECT TO MODIFICATIONS DURING CONSTRUCTION. WHEN CONDITIONS DEVELOP THAT WERE NOT APPARENT DURING THE DESIGN OF THE PLANS AND SPECIFICATIONS, ALL MODIFICATIONS MUST BE APPROVED BY ALL PERTINENT AGENCIES HAVING JURISDICTION OVER THIS PROJECT PRIOR TO CONSTRUCTION AND/OR IMPLEMENTATION OF PROPOSED CHANGES.

IN THE EVENT OF ANY DISCREPANCY BETWEEN ANY DRAWING OR ANY DRAWING AND SPECIFICATION AND FIGURES WRITTEN THEREON, THE CONTRACTOR SHALL NOTIFY ENGINEER FOR WRITTEN CLARIFICATION OF THE DISCREPANCY PRIOR TO COMMENCING THE WORK IN QUESTION. ONLY THOSE DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE UTILIZED FOR DETERMINATION OF LOCATION AND SIZES OF PROPOSED IMPROVEMENTS. DO NOT SCALE DRAWINGS.

CONTRACTOR SAFETY RESPONSIBILITIES

THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROJECT SITE(S) CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

TWM, INC. SHALL NOT BE RESPONSIBLE FOR OR HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES IN CONNECTION WITH THE WORK.

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING AND INSTALLING ANY AND ALL TRAFFIC BARRICADES, MARKERS, SIGNS, FLAGMEN, TRAFFIC POLICE, AND/OR OTHER FACILITIES AS MAY BE REQUIRED BY THE VARIOUS JURISDICTIONS HAVING AUTHORITY OVER THIS PROJECT TO PROTECT THE GENERAL PUBLIC. SIGNS AND PROTECTIVE DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO NOTIFY THE STATE AND LOCAL POLICE, EMERGENCY SERVICE AGENCIES, AMBULANCE SERVICES, AND FIRE DEPARTMENTS OF ANY PROPOSED TRAFFIC DIVERSIONS.

UTILITIES

ANY RELOCATION OF PUBLIC OR PRIVATE UTILITIES SHALL BE UNDERTAKEN IN ACCORDANCE WITH ALL REQUIREMENTS OF THE UTILITY COMPANY AND WITH REGARD TO THE REQUIRED FEES, BONDS, PERMITS, AGREEMENTS, WORKING CONDITIONS, SAFETY CERTIFICATIONS, ETC. OF SAID COMPANY OR JURISDICTION. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND JURISDICTIONS A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO ALLOW THE UTILITIES TO MARK THEIR SYSTEMS OR TO ALLOW THE PERTINENT JURISDICTIONS TIME TO COORDINATE THEIR STAFF, MATERIALS, AND EQUIPMENT TO CONDUCT INSPECTION.

ALL UTILITIES INCLUDING BUT NOT LIMITED TO FIRE HYDRANTS, VALVE PIT COVERS, VALVE BOXES, METER VAULTS, CURB STOP BOXES, FIRE OR POLICE CALL BOXES, TRAFFIC CONTROL SIGNALS OR OTHER UTILITY'S APPLURTENANCES SHALL BE UN-OBSTRICTED AND ACCESSIBLE DURING THE CONSTRUCTION PERIOD.

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING OR INSTALLED UTILITIES OR STRUCTURES DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY OR JURISDICTION TO ENSURE APPROPRIATE REPAIR IS MADE IN ACCORDANCE WITH THE UTILITY OR JURISDICTIONS' REQUIREMENTS. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING UTILITIES.

UTILITIES AND APPURTENANCES TO REMAIN IN THEIR PRESENT LOCATION SHALL BE ADJUSTED TO GRADE.

UTILITY DISCLAIMER

THE TYPE, SIZE, AND LOCATION OF UTILITIES AS DELINEATED ON THESE DRAWINGS AND/OR CIVIL ENGINEERING DESIGN DOCUMENTS HAVE BEEN PLOTTED BY REVIEW OF AVAILABLE "AS-BUILT" OR RECORD DRAWINGS, FIELD SURVEY OF JULIE.E. MARKED UTILITIES, OR FIELD SURVEY OF ABOVE-GROUND SURFACE UTILITY FEATURES. THE OWNER AND ENGINEER HAVE NOT UNDERTAKEN ANY EXPLORATORY INVESTIGATIONS TO CONFIRM OR VERIFY THE UTILITY LOCATION SHOWN ON THESE DOCUMENTS. THEREFORE, THE UTILITIES EXACT LOCATION, SIZE, TYPE, AND FUNCTION MUST BE CONSIDERED APPROXIMATE AND FIELD VERIFICATION OF UTILITIES BY THE CONTRACTOR MUST BE UNDERTAKEN.

THE OWNER AND ENGINEER FURTHER DO NOT WARRANT THAT ALL UTILITIES HAVE BEEN ILLUSTRATED ON THESE DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTACTING JULIE.E. AND ALL NON-MEMBER JULIE.E. UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES FOR FIELD VERIFICATION OF ALL UTILITIES ON THE SITE PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT A SUBSTANTIAL DISCREPANCY EXISTS BETWEEN FIELD VERIFIED UTILITIES AND THOSE PRESENTED ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER FOR CLARIFICATION AND PROJECT DIRECTION.

TITLE / RIGHT-OF-WAY DISCLAIMER

TWM DOES NOT WARRANT THAT THESE DOCUMENTS CONTAIN COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY BUILDING LINE SETBACKS AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A CERTIFIED TITLE REPORT, OPINION, OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED AND THOROUGHLY REVIEWED.

F.E.M.A. CLASSIFICATION

FLOOD PLAN MAP 17115C0187E, DATED 06-07-2017, SHOWS THAT SAID PROPERTY IS WITHIN FLOODPLAIN ZONE X AND SHOWS THAT THE SOUTH EASTERN PORTION OF SAID PROPERTY IS WITHIN A FLOOD PLAIN ZONE AE.

GENERAL PROJECT SPECIFICATIONS

ALL WORK, INSTALLATION, PROCEDURES, MATERIALS, AND TESTING SHALL CONFORM TO THE FOLLOWING:

- STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION
- RECOMMENDED STANDARDS FOR WATER WORKS, LATEST EDITION
- ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS, LATEST EDITION
- ILLINOIS PLUMBING CODE, LATEST EDITION 77 IL ADMINISTRATIVE CODE, PART 880
- STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION AND ALL SUPPLEMENTS
- IEPA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION
- ILLINOIS URBAN MANUAL LATEST EDITION
- FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
- ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
- UNITED STATES DISABILITY ACT AND THE ILLINOIS ADA
- ALL STATE, MUNICIPAL, AND LOCAL UNITS OF GOVERNMENT REGULATIONS HAVING JURISDICTION OVER THE PROJECT

TO THE EXTENT IN WHICH ANY INCONSISTENCIES, OR DISCREPANCIES EXIST BETWEEN THE LISTED SPECIFICATION, STANDARD, CODES, OR GUIDELINES BY GOVERNING BODIES AND/OR THESE PLANS AND SPECIFICATIONS, THE MOST STRINGENT SPECIFICATION AND/OR STANDARD SHALL BE BINDING AND APPLICABLE.

THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO ALL IEPA-NPDIES STORM WATER PERMIT REQUIREMENTS FOR CONSTRUCTION SITE ACTIVITIES, AND THE STORM WATER POLLUTION PREVENTION PLAN FOR THE PROJECT SITE.

WHERE SECTION OR SUB-SECTION SURVEY MONUMENTS ARE ENCOUNTERED, THE CONTRACTOR SHALL PROTECT AND CAREFULLY PRESERVE ALL PROPERTY MARKERS AND MONUMENTS UNTIL THE OWNER AND AUTHORIZED SURVEYING AGENT HAVE WITNESSED OR OTHERWISE REFERENCED THEIR LOCATION.

ALL ABANDONED UNDERGROUND STRUCTURES ENCOUNTERED SHALL BE REMOVED TO SUFFICIENT DEPTH TO ENABLE THE PERTINENT UTILITIES TO BE CONSTRUCTED.

ALL ITEMS DESIGNATED FOR REMOVAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN COMPLIANCE WITH ALL CITY, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL CONSTRUCTION MATERIALS AND DEBRIS RESULTING FROM THE CONSTRUCTION OPERATIONS.

ALL WORK MATERIALS, AND INSTALLATION SHALL NOT BE DEEMED SATISFACTORY UNTIL SUCH TIME THAT APPROVAL IS OBTAINED FROM THE AGENCY HAVING JURISDICTION OVER THE PROJECT.

THE CONTRACTOR SHALL PROCEED AT HIS OWN RISK IN PERFORMING ANY WORK PRIOR TO VERIFYING OR RECEIVING ALL NECESSARY PERMITS.

SITE ZONING -

EXISTING PROPOSED R-1 (SINGLE-FAMILY RESIDENTIAL)
R-2 (MULTI-FAMILY RESIDENTIAL)

SITE AREA CLASSIFICATIONS

LOT AREA: #4.28 ACRES

NO. DRAWING TITLE

- C-1 COVER PAGE AND GENERAL NOTES
- C-2 EXISTING TOPOGRAPHY
- C-3 SITE PLAN
- C-4 GRADING PLAN
- C-4-1 STREET PLAN AND PROFILE
- C-5 UTILITY PLAN
- C-6 EXISTING DRAINAGE DELINEATIONS
- C-7 PROPOSED DRAINAGE DELINEATIONS

LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF (E¹/₂) OF THE SOUTHEAST QUARTER (SE¹/₄) OF SECTION TWENTY-TWO (22), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWO (2) EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 500 FEET, THENCE EAST 436 FEET ON A LINE PARALLEL WITH THE NORTH BOUNDARY OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22; THENCE NORTH 500 FEET TO SAID NORTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22; THENCE WEST 436 FEET TO THE POINT OF BEGINNING, EXCEPT THOSE PORTIONS PREVIOUSLY CONVEYED OR DEDICATED FOR RIGHT OF WAY PURPOSES TO THE VILLAGE OF FORSYTH.

UTILITIES

WATER VILLAGE OF FORSYTH
SEWER VILLAGE OF FORSYTH
ELECTRIC SHELBY ELECTRIC COOP
GAS AMEREN ILLINOIS
TELEPHONE AT&T
CABLE TV XFINITY
JULIE.E. AT&T

(217)-877-6445
(217)-877-6445
(217)-774-3986
(800)-755-5000
(844)-957-7622
(844)-311-5712
(800) 892-0123



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PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

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LICENSE EXPIRATION:

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REV.	DATE	DESCRIPTION
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DESIGNED BY:
CHECKED BY:
APPROVED BY:
PROJECT NO:

BPE
LEM
MJM
MJM
261535

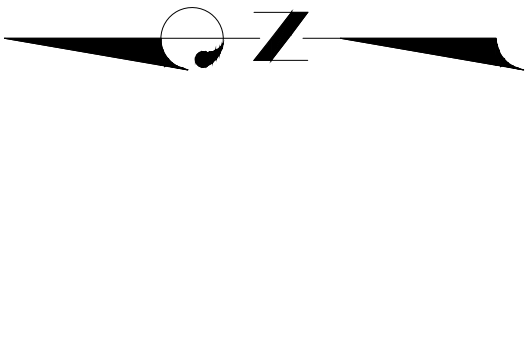
PROJECT:

McDONALD AVE TOWNHOMES
VILLAGE OF FORSYTH
MACON COUNTY, ILLINOIS

TITLE:

EXISTING TOPOGRAPHY

C-2



LEGEND

- EX. SIGN
- EX STOP SIGN
- EX TELEPHONE RISER
- EX WATER VALVE
- EX WATER FIRE HYDRANT
- EX ELECTRIC POWER POLE
- EX ELECTRIC GUY WIRE
- EX ELECTRIC STREET LIGHT
- EX STORM CURB INLET
- EX STORM BEEHIVE INLET
- EX STORM MANHOLE
- EX SANITARY MANHOLE
- CONTOUR LINE MAJOR
- CONTOUR LINE MINOR
- TREE LINE
- ROAD CENTER LINE
- FLOW LINE
- SECTION LINE
- OVERHEAD ELECTRIC LINE
- WATER LINE
- SANITARY LINE
- STORM CULVERT LINE
- EDGE OF SIDEWALK
- EDGE OF PAVEMENT
- 500' YEAR FLOOD HAZARD ZONE
- 100' YEAR FLOOD HAZARD ZONE AE

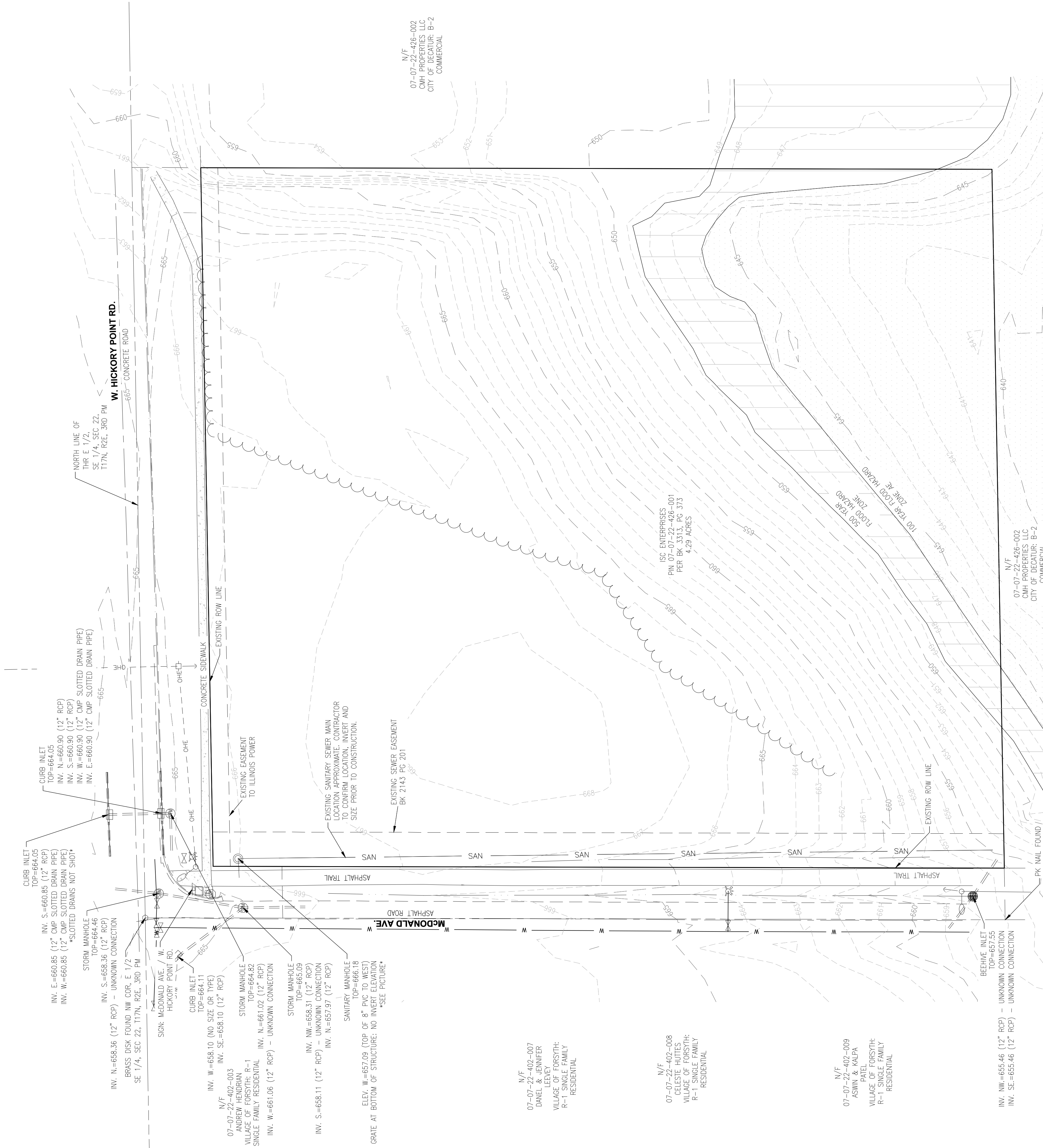
UTILITY DISCLAIMER

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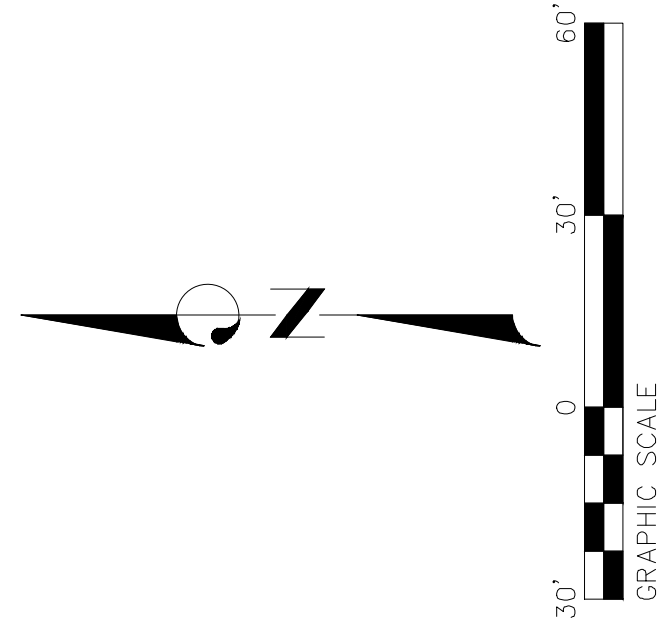
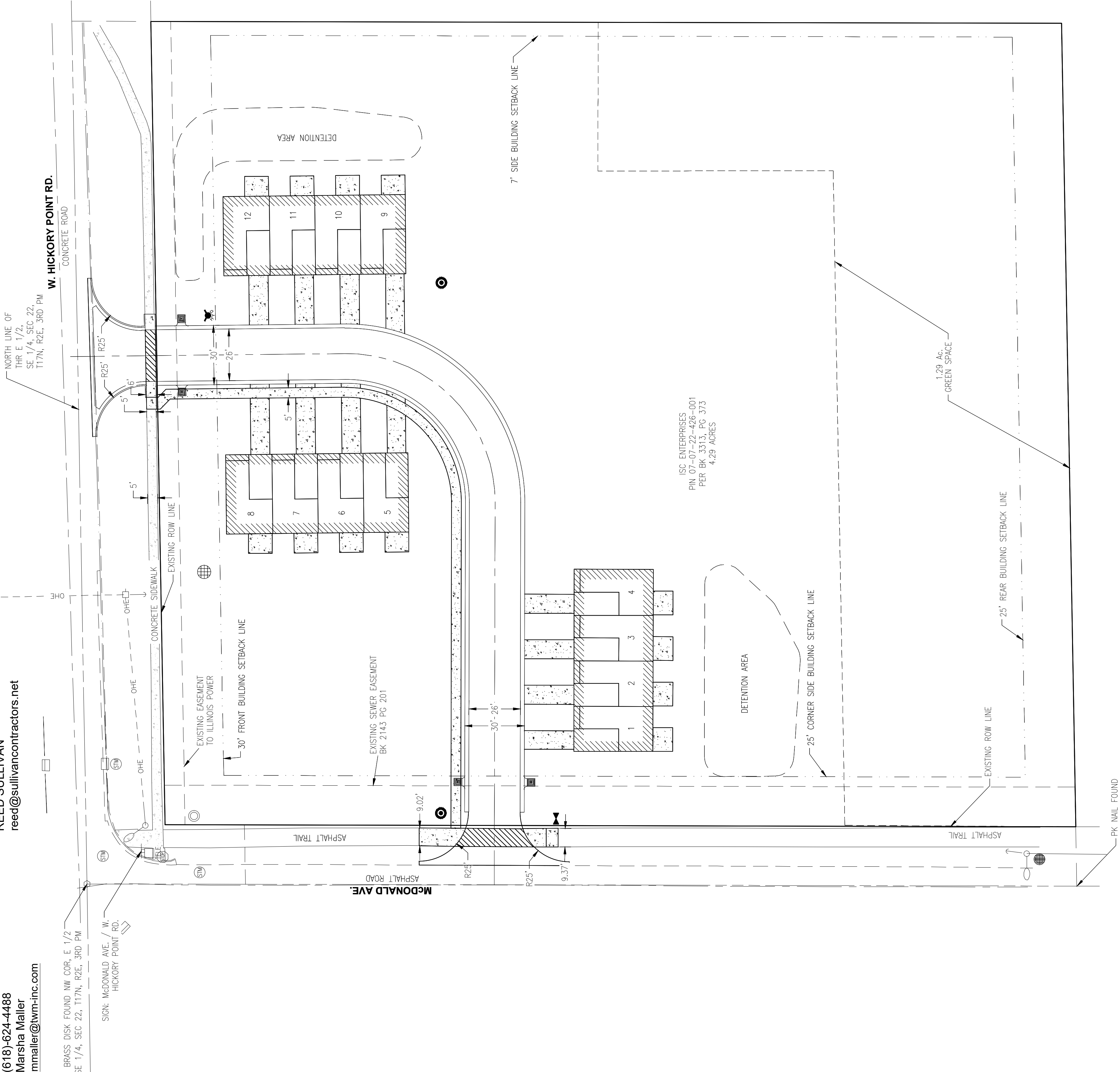


ENGINEER / LAND SURVEYOR

THOUVENOT, WADE & MOERCHEN, INC.
880 PERSHING RD
4940 OLD COLLINSVILLE RD
SWANSEA, ILLINOIS
62226
(618)-624-4488
Marsha Mailer
mmailer@twm-inc.com

OWNER'S NAME

SULLIVAN CONTRACTORS
880 PERSHING RD
DECATUR, ILLINOIS
62526
REED SULLIVAN
reed@sullivancontractors.net



PROPOSED LEGEND

	PR SANITARY MANHOLE		PR BUILDING
	PR STORM INLET		PR CONC CURB
	PR WATER FIRE HYDRANT		PR SIDEWALK
	PR WATER VALVE		PR ROAD CENTER LINE
	PR CONCRETE		PR SANITARY SEWER LINE
			PR WATER LINE
			PR STORM SEWER LINE
			PR DETENTION AREA

TYPICAL HOME SITE AREAS

ENVELOPE: 23'x75'
BUILDABLE AREA: 23'x40'

4.29± ACRES
12 TOTAL HOME SITES
2.8 UNITS PER ACRE

DEVELOPMENT COVERAGE - 13.29%
12 UNITS AT 920 S.F. - .25 ACRES
ROADWAYS - .25 ACRES
DRIVEWAYS - 0.07 ACRES

McDONALD AVE TOWNHOMES

ZONING

EXISTING ZONING: R-1 SINGLE-FAMILY RESIDENTIAL
PROPOSED ZONING: R-2 MULTI-FAMILY RESIDENTIAL

GREEN SPACE REQUIRED
30% GREEN SPACE: 1.29 ACRES

GREEN SPACE PROVIDED
ACTIVE GREEN SPACE: 0 ACRES
PASSIVE GREEN SPACE: 1.29 ACRES

UTILITY DISCLAIMER

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IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-006202
IL. PROF. LAND SURV. CORP.	048-000299
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

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DATE SIGNED:
LICENSE EXPIRATION:

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DATE OF ISSUANCE

REV.	DATE	DESCRIPTION
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DRAWN BY:	BPE
CHECKED BY:	LEM
APPROVED BY:	MJM
PROJECT NO:	MJM 261535

PROJECT:

McDONALD AVE TOWNHOMES
VILLAGE OF FORSYTH
MACON COUNTY, ILLINOIS

TITLE:

SITE PLAN



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PROF. LICENSE NU

IL. PROF. DESIGN FIRM 184

IL. PROF. ENGR. CORP. 62
IL. PROF. ENGR. CORP. 81

IL: PROF. LAND SURV. CORP. 0488

KS. PROF. ENGR. FACILITY

MO. PROF. ENGR. CORP.

MO. LAND SURVEYING CORP.

IN. PROF. ENGR. FIRM

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REV	DATE	DESCRIPTION
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DRAWN BY: BPI

DESIGNED BY: LEM

CHECKED BY: _____

APPROVED BY: MJJ
PROJECT NO. 26153

PROJECT:

McDONALD AVE TOWNHOMES
VILLAGE OF FORSYTH
MACON COUNTY, ILLINOIS

TITLE:

GRADING PLAN

C-4



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PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-0011220
IL. PROF. ENGR. CORP.	62-035370
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IL. PROF. LAND SURV. CORP.	049-0000229
K.S. PROF. ENGR. FACILITY	E-3256
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MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

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DATE SIGNED: _____
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DATE OF ISSUANCE

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DESIGNED BY:	LEM
CHECKED BY:	MJM
APPROVED BY:	MJM
PROJECT NO:	261535

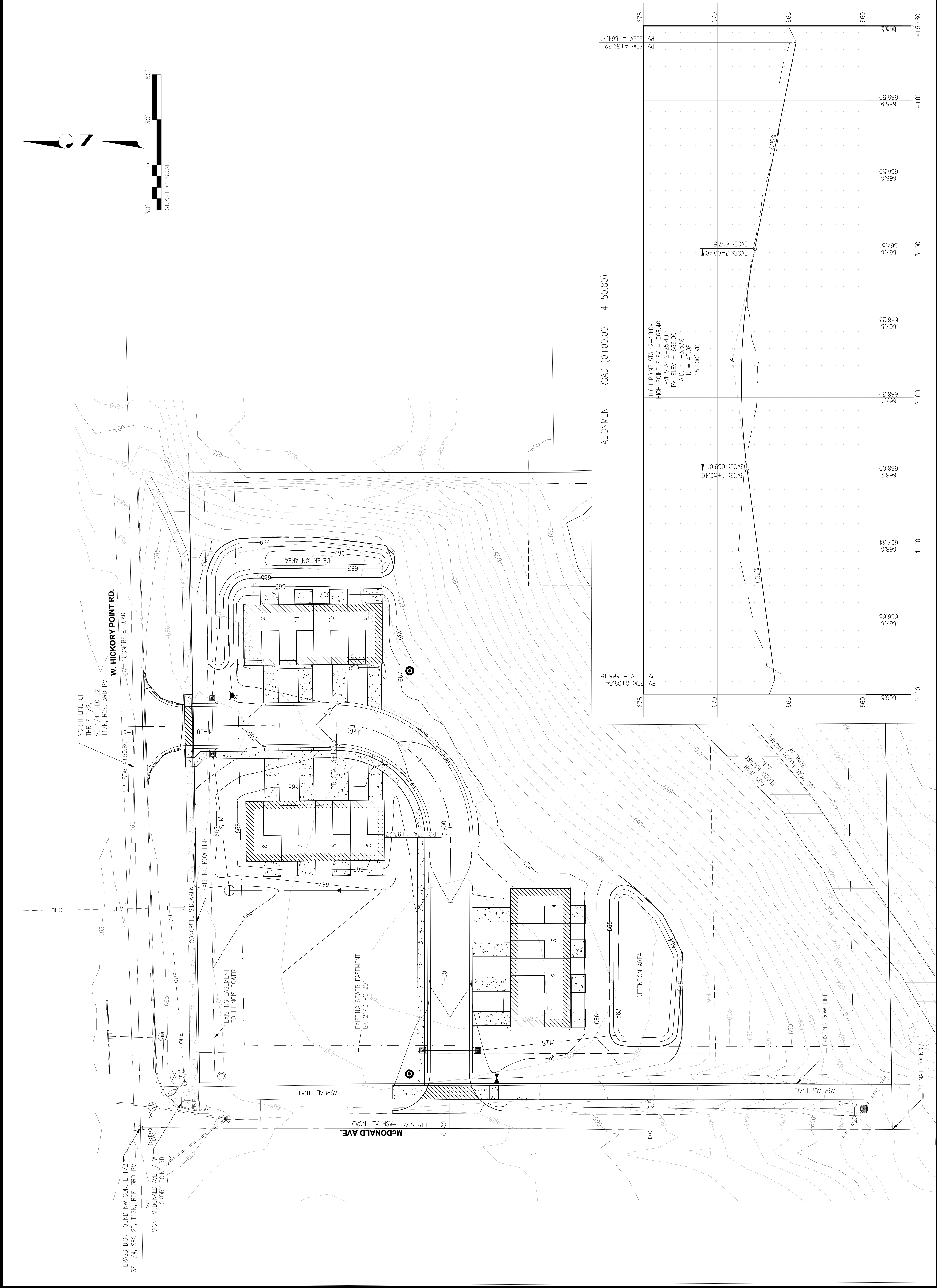
PROJECT:

DONALD AVE TOWNHOMES
VILLAGE OF FORSYTH
MACON COUNTY, ILLINOIS

TITLE:

STREET PLAN AND PROFILE

C-4.1





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PROF. LICENSE	NUMBER
184-001220	184-001220
IL. PROF. DESIGN FIRM	
IL. PROF. ENGR. CORP.	82-035370
IL. PROF. ENGR. CORP.	81-005202
IL. PROF. STR. ENGR. CORP.	048-000029
IL. PROF. LAND SURV. CORP.	E-3256
K.S. PROF. ENGR. FACILITY	001528
MO. PROF. ENGR. CORP.	000346
MO. LAND SURVEYING CORP.	8974
TN. PROF. ENGR. FIRM	

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LICENSE EXPIRATION: _____

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DRAWN BY: BPE
DESIGNED BY: LEM
CHECKED BY: MJM
APPROVED BY: MJM
PROJECT NO: 261535

PROJECT:

McDONALD AVE TOWNHOMES
VILLAGE OF FORSYTH
MACON COUNTY, ILLINOIS

TITLE: UTILITY PLAN

C-5

[illegible]



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PROJECT NO:

BPE
LEM
MJM
MJM
261535

PROJECT:

McDONALD AVE TOWNHOMES
VILLAGE OF FORSYTH
MACON COUNTY, ILLINOIS

TITLE:
EXISTING DRAINAGE
DELINEATIONS

C-6



AREA	EX. 5-YEAR PEAK FLOW	PR. 5-YEAR PEAK FLOW	EX. 100-YEAR PEAK FLOW	PR. 100-YEAR PEAK FLOW	STORAGE VOLUME NEEDED (CUFT)
#1	1.26 CFS	0.85 CFS	2.33 CFS	1.57 CFS	N/A
#2	0.56 CFS	3.02 CFS	1.04 CFS	5.59 CFS	4,465
#3	0.17 CFS	0.13 CFS	0.31 CFS	0.23 CFS	N/A
#4	2.73 CFS	2.71 CFS	5.06 CFS	5.01 CFS	N/A
#5	1.19 CFS	3.78 CFS	2.21 CFS	6.99 CFS	1,887



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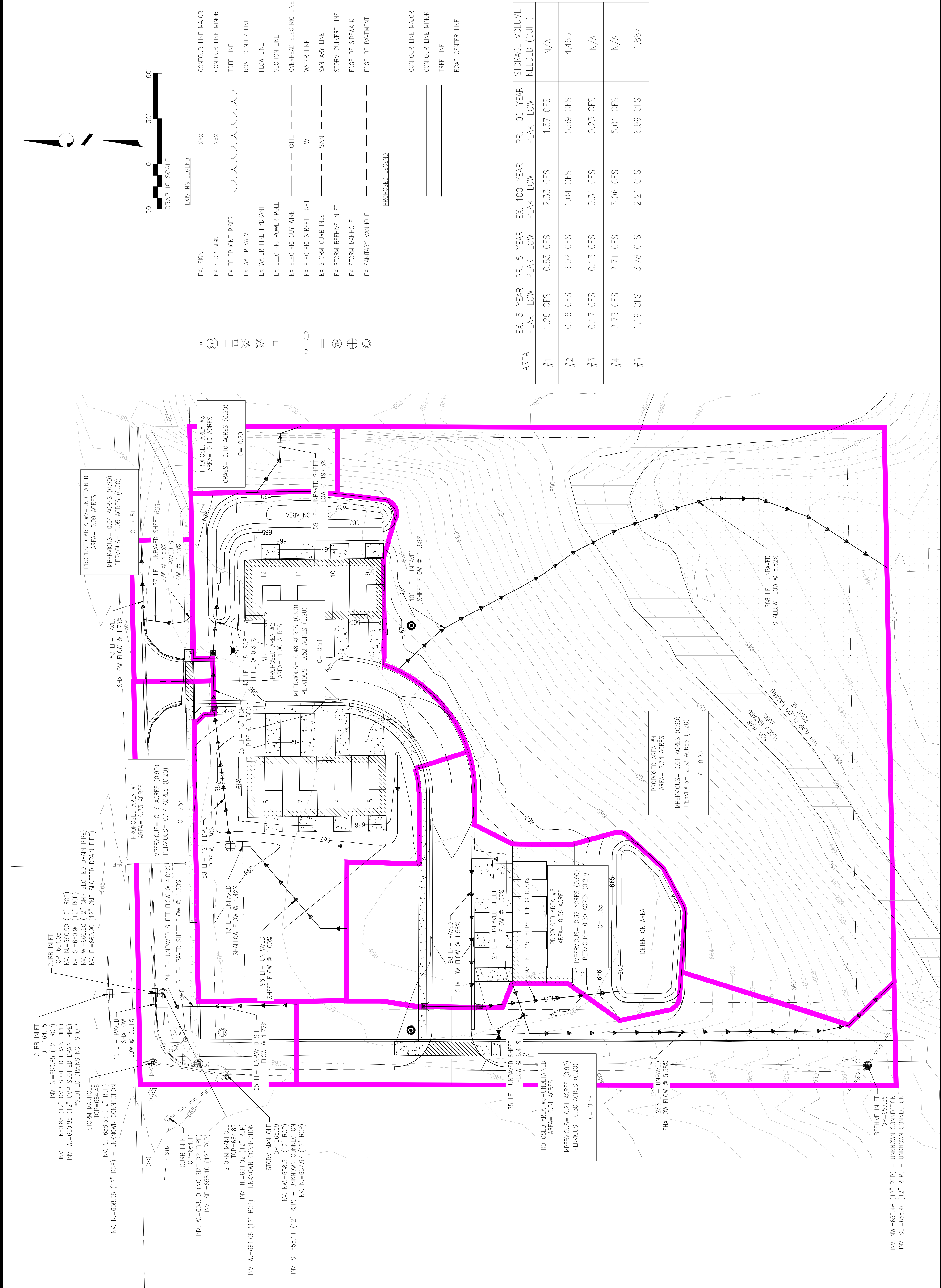
PROJECT:

McDONALD AVE TOWNHOMES
VILLAGE OF FORSYTH
MACON COUNTY, ILLINOIS

TITLE:

PROPOSED DRAINAGE
DELINEATIONS

C-7



The Village of Forsyth Planning and Zoning Commission will hold public hearings at 5:30 p.m., Thursday, October 22, 2026 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 ISC Enterprises, Inc. (880 East Pershing Road, Decatur, IL) for a map amendment to change the zoning on the real property commonly known as 361 Hickory Point Road, Forsyth, Illinois and legally described as:

Beginning at the Northwest corner of the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section Twenty-two (22), Township Seventeen (17) North, Range Two (2) East of the Third Principal Meridian, thence South 500 feet; thence East 436 feet on a line parallel with the North boundary of said East Half of the Southeast Quarter of Section 22; thence North 500 feet to said North line of said East Half of the Southeast Quarter of Section 22; thence West 436 feet to the point of beginning, EXCEPT those portions previously conveyed or dedicated for right of way purposes to the Village of Forsyth. (PIN: 07-07-22-426-001).

The request is made in accordance with Development Ordinance Section 9.11. The property is currently zoned R-1 and the request is made to change the zoning to R-2 to allow the property to be developed and used as multi-family residential.

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.



INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Herald & Review** on the dates indicated below. If changes are needed, please contact us prior to deadline at help@column.us

Notice ID: Czy26RnW8fEad4VVDpft | **Proof Updated: Sep. 30, 2026 at 08:36am CDT**
Notice Name: Planning and Zoning October 22, 2026

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Herald & Review

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10/07/2026: General Legal Inside Area	89.31
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Total	\$89.31
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The Village of Forsyth Planning and Zoning Commission will hold public hearings at 5:30 p.m., Thursday, October 22, 2026 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 ISC Enterprises, Inc. (880 East Pershing Road, Decatur, IL) for a map amendment to change the zoning on the real property commonly known as 361 Hickory Point Road, Forsyth, Illinois and legally described as:

Beginning at the Northwest corner of the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section Twenty-two (22), Township Seventeen (17) North, Range Two (2) East of the Third Principal Meridian, thence South 500 feet; thence East 436 feet on a line parallel with the North boundary of said East Half of the Southeast Quarter of Section 22; thence North 500 feet to said North line of said East Half of the Southeast Quarter of Section 22; thence West 436 feet to the point of beginning, EXCEPT those portions previously conveyed or dedicated for right of way purposes to the Village of Forsyth. (PIN: 07-07-22-426-001).

The request is made in accordance with Development Ordinance Section 9.11. The property is currently zoned R-1 and the request is made to change the zoning to R-2 to allow the property to be developed and used as multi-family residential.

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.

10/7 #####