

AGENDA
REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF FORSYTH, ILLINOIS
6:30 P.M.
TUESDAY, MAY 6, 2025
VILLAGE HALL, 301 SOUTH ROUTE 51, FORSYTH, ILLINOIS

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONSENT AGENDA: Items listed under the Consent Agenda are considered to be routine in nature and will be acted upon by one motion and one vote. If separate action on any particular item is desired, the item will be removed from the Consent Agenda and will be considered separately.

1. APPROVAL OF MINUTES OF THE REGULAR MEETING OF APRIL 1, 2025
2. APPROVAL OF WARRANTS
3. APPROVAL OF TREASURER'S REPORT FOR THE MONTH OF APRIL 30, 2025

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

ADMINISTRATION REPORTS

1. LAW ENFORCEMENT REPORT
2. VILLAGE STAFF REPORTS

OLD BUSINESS

1. ORDINANCE NUMBER 2025-9 AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE TAX INCREMENT FINANCING (TIF) DISTRICT REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF FORSYTH, MACON COUNTY, ILLINOIS AND SULLIVAN DEVELOPERS, LLC (PRAIRIE WINDS SUBDIVISION PROJECT) (VILLAGE ADMINISTRATOR JILL APPLEBEE)
2. RESOLUTION NUMBER 6-2025 A RESOLUTION FOR IMPROVEMENT UNDER THE ILLINOIS HIGHWAY CODE FOR MOON, ELWOOD AND SMITH STREETS (VILLAGE ENGINEER JEREMY BUENING)
3. DISCUSSION AND POTENTIAL ACTION REGARDING DANA MANN – PRAIRIE WINDS NORTH/SOUTH ROAD (VILLAGE ADMINISTRATOR JILL APPLEBEE)

ADJOURNMENT

CALL TO ORDER

ROLL CALL

NEW BUSINESS

1. INSTALLATION OF NEW BOARD MEMBERS (VILLAGE ADMINISTRATOR JILL APPLEBEE)
2. ELECTION OF MAYOR PRO TEM (VILLAGE ADMINISTRATOR JILL APPLEBEE)
3. ORDINANCE NUMBER 2025-10 AN ORDINANCE ADDING TERRITORY TO ENTERPRISE ZONE AND APPROVING THE AMENDMENT OF THE ENACTING ORDINANCE AND INTERGOVERNMENTAL AGREEMENT (AMENDMENT 9) (VILLAGE ADMINISTRATOR JILL APPLEBEE)
4. ORDINANCE NUMBER 2025-11 AN ORDINANCE APPROVING A VARIANCE TO ALLOW A WALL SIGN AT 115 MAGNOLIA DRIVE, FORSYTH, ILLINOIS THAT EXCEEDS 7% OF THE FAÇADE

- (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
5. ORDINANCE NUMBER 2025-12 AN ORDINANCE APPROVING MINOR SUBDIVISION AND FINAL PLAT FOR PROPERTY LOCATED AT 254 US ROUTE 51, FORSYTH, ILLINOIS (PIN: 07-07-14-110-006) (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
 6. ORDINANCE NUMBER 2025-13 AN ORDINANCE APPROVING VARIANCES OF LOT SIZE FOR TWO LOTS ON THE PROPERTY LOCATED AT 254 US 51, FORSYTH, ILLINOIS (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
 7. ORDINANCE NUMBER 2025-14 AN ORDINANCE APPROVING AN AMENDMENT TO THE VILLAGE'S ZONING MAP TO CHANGE THE ZONING FOR A PORTION OF THE PROPERTY LOCATED AT 254 US ROUTE 51, FORSYTH, ILLINOIS FROM C-1 TO C-2 (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
 8. DISCUSSION AND POTENTIAL ACTION REGARDING TRUCK PURCHASE (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
 9. DISCUSSION AND POTENTIAL ACTION REGARDING MAROA-FORSYTH GRADE SCHOOL BIKE PATH COST ESTIMATE (VILLAGE ENGINEER JEREMY BUENING)

ADJOURNMENT

Topic: May 6, 2025 Board
Time: May 6, 2025 06:30 PM Central Time (US and Canada)
Join Zoom Meeting
<https://us06web.zoom.us/j/86829015919>
Meeting ID: 868 2901 5919
One tap mobile
+13126266799,,86829015919# US (Chicago)

CONSENT AGENDA

ITEM 1

**MINUTES OF A REGULAR MEETING OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF FORSYTH, ILLINOIS,
HELD AT 6:30 P.M. ON TUESDAY, APRIL 1, 2025
AT FORSYTH VILLAGE HALL**

CALL TO ORDER

Mayor Peck called the meeting to order at 6:30 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Upon a call of the roll, the following members were physically present: Mayor Jim Peck, Trustee Marilyn Johnson, Trustee Dave Wendt, Trustee Lauren Young, Trustee Jeff London

Absent: Trustee Bob Gruenewald, Trustee Jeremy Shaw

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

Others Present: Tina & Steve Horve, Becky Wisher, Michael Dougherty, Tom Cantwell, Bill Krueger

CONSENT AGENDA

1. APPROVAL OF MINUTES OF THE REGULAR MEETING OF MARCH 18, 2025
2. APPROVAL OF WARRANTS

MOTION

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

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

Yeas: 4 – Johnson, Wendt, Young, London
Nays: 0 – None
Absent: 2 – Gruenewald, Shaw

Motion declared carried.

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

Resident Michael Dougherty asked the Board to address the e-bike issue on the bike paths.

ADMINISTRATION REPORTS

1. Law Enforcement Report

Sheriff Deputies Ziegler and Hale had nothing significant to report.

2. Village Staff Reports

Village Engineer Buening confirmed the following: Route 51 median sealer will be done after curbing is completed and we have consistent warmer weather. Seeding and tree planting are still scheduled at the Sports and Nature Park. Crosswalk striping will be completed by June 1. Parking lot A paving is scheduled for next week. He estimates Route 51 crossings to be completed by the end of May.

Public Works Director Fowler said that Well 7 has produced two qualified samples and is now waiting on the final operating permit so the project is close to completion. The bike path to school bid will be going out in the next few weeks and should be awarded in April or May. The water tower paint project is waiting on the IEPA loan which should have results in June. The bidding should happen in August then it will be dependent upon availability of painting contractors. The goal is to have it painted by end of fall 2025.

Trustee Wendt gave kudos to the staff on the successful candidate forum. Trustee Johnson said the sidewalks on the old side of town are bad and need repair. Public Works Director Fowler said some sidewalks will be taken care of via a Safe Routes to School loan and will work on them this year. He also said there was a good turnout for the disk golf tourney last week. The spillway is undermined underneath and will be addressed. He agreed that e-bikes speeding all over town are becoming a problem.

OLD BUSINESS

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

Administrator Applebee explained this topic was discussed at the last meeting and the tax was agreed upon. The only task tonight is to approve the ordinance.

MOTION

Trustee Wendt made a Motion to approve the Ordinance as presented and Trustee Young seconded the Motion.

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

Yeas: 4 – Johnson, Wendt, Young, London

Nays: 0 – None

Absent: 2 – Gruenewald, Shaw

Motion declared carried.

NEW BUSINESS

1. ORDINANCE NUMBER 2025-7 AN ORDINANCE APPROVING FINAL PLAT FOR MINOR SUBDIVISION OF PROPERTY AT 260 E. WEAVER ROAD, FORSYTH, MACON COUNTY, ILLINOIS (PIN: 07-07-14-305-018) (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)

Planning and Zoning Director Raleigh explained this topic was discussed at the previous meeting and was met with Board approval. Tonight's action is to approve the final plat. The Planning and Zoning Commission unanimously recommended approval.

MOTION

Trustee Young made a Motion to approve the Ordinance as presented and Trustee Wendt seconded the Motion.

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

Yeas: 3 – Wendt, Young, Peck

Nays: 2 – Johnson, London

Absent: 1 – Gruenewald, Shaw

Motion declared carried.

2. ORDINANCE NUMBER 2025-8 AN ORDINANCE APPROVING FINAL PLAT FOR MINOR SUBDIVISION OF HICKORY POINT VILLAGE SUBDIVISION PROPERTY IN FORSYTH, MACON COUNTY, ILLINOIS (PIN: 07-07-15-451-006) AND ACCEPTING THE DEDICATIN OF MARION AND HOPE (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)

Planning and Zoning Director Raleigh explained that Steve Horve has made a request for minor subdivision and a re-plat of Hickory Point Christian Village Subdivision. This topic was discussed at the previous Board meeting. The Planning and Zoning Commission voted 6-0 to approve the replat. A brief Board discussion ensued.

MOTION

Trustee London made a Motion to approve the Ordinance as presented and Trustee Johnson seconded the Motion.

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

Yeas: 4 – Johnson, Wendt, Young, London
Nays: 0 – None
Absent: 2 – Gruenewald, Shaw

Motion declared carried.

3. DISCUSSION AND POTENTIAL ACTION REGARDING LIBRARY FURNITURE – STUDY POD (VILLAGE LIBRARY DIRECTOR MELANIE WEIGEL)

Library Director Weigel explained that as more visitors to the Forsyth Public Library continues to increase, there is a need for finding ways to better utilize the space. The need has arisen for a study pod, and she explained its features and where it will be placed in the library. After exploring online options, Illini Supply provided a quote of \$21,854.40 which she recommends approving. A brief Board discussion ensued.

MOTION

Trustee Young made a Motion to approve the purchase of a study pod not to exceed \$21,854.40 as presented and Trustee London seconded the Motion.

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

Yeas: 4 – Johnson, Wendt, Young, London
Nays: 0 – None
Absent: 2 – Gruenewald, Shaw

Motion declared carried.

4. DISCUSSION AND POTENTIAL ACTION REGARDING SULLIVAN TIF (VILLAGE

ADMINISTRATOR JILL APPLEBEE)

Administrator Applebee explained that Sullivan Developers would like to purchase 3.5 – 4 acres on the south-east side of the current subdivision to include 10 additional Phase 3 homes. Developer Reed Sullivan answered questions and shared further details via the Zoom call. A Board lengthy discussion ensued. Eventually a consensus was met to move forward with the TIF.

No Motion needed.

5. DISCUSSION AND POTENTIAL ACTION REGARDING HORVE AGREEMENT
(VILLAGE ADMINISTRATOR JILL APPLEBEE)

Administrator Applebee explained the terms of the lease agreement between Horve Developers, LLC and the Village of Forsyth. A Board discussion ensued with the Board agreeing to the terms. Village Attorney Petrilli explained she does not have a draft agreement but will present one at the next meeting.

No Motion needed.

ADJOURNMENT

Trustee Wendt made the Motion to adjourn and Trustee London seconded the Motion. All Board members agreed by voice vote, and the meeting was adjourned at 7:15 p.m.

By: *Cheryl Marty*
Village Clerk

CONSENT AGENDA

ITEM 2

SYS DATE:04/11/25

VILLAGE OF FORSYTH
A / P W A R R A N T L I S T
REGISTER # 54

SYS TIME:11:04

[NW1]

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DATE: 04/15/25

Tuesday April 15,2025

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
=====				
01 AMAZON CAPITAL SERVICES			447.21	
041125	01-53-913	PROGRAMMING		153.98
041125	01-53-651	OFFICE SUPPLIES		106.66
041125	01-53-909	PURCHASES FROM DONATIONS		19.99
041125	01-52-652	OP SUPPLIES		113.47
041125	01-53-671	BOOKS		16.23
041125	01-53-681	AUDIO VISUAL		36.88
01 AMEREN ILLINOIS			1515.78	
041125	01-11-571	FEB '25 GAS UTILITIES		162.60
041125	01-41-571	FEB '25 GAS UTILITIES		404.32
041125	01-53-571	FEB '25 GAS UTILITIES		448.16
041125	51-00-571	FEB/MAR '25 GAS/ELECTRIC UTILITIES		500.70
01 JEFFERY ANDERSON 6287	01-52-617	BALL FIELDS	1530.00	1530.00
01 AREA-WIDE TECHNOLOGIES, INC 141487	51-00-549	SCADA EQUIP PRO SERVICES	62.50	62.50
01 AT&T MOBILITY 287346884574x03	51-00-552	MAR '25 WELL #7 PHONE LINES	118.44	118.44
01 ATLAS LOCK, INC. 52226	01-41-652	OP SUPPLIES-KEYS	20.00	20.00
01 BABY TALK, INC. BT 032025 006	01-53-913	MAR '25 TALK TIMES	320.00	320.00
01 BAKER & TAYLOR, INC 041125	01-53-671	BOOKS	1139.29	459.51
041125-1	01-53-671	BOOKS		76.47
041125-2	01-53-671	BOOKS		603.31
01 CARDMEMBER SERVICE			5662.66	
041125	01-53-913	PROGRAMMING		612.14
041125	01-53-921	HISTORICAL PURCHASES		75.00
041125	01-11-651	OFFICE SUPPLIES		132.94
041125	01-41-929	MISC EXP		465.24
041125	01-41-652	OP SUPPLIES		.98
041125	01-11-929	MISC EXP		14.91
041125	01-53-909	PURCHASES FROM DONATIONS		379.90
041125	01-53-681	AUDIO VISUAL		129.79
041125	01-41-611	BLDG MAINT SUPPLIES		1469.37
041125	01-53-551	POSTAGE		154.00
041125	01-52-652	OP SUPPLIES		470.82
041125	01-53-651	OFFICE SUPPLIES		91.56
041125	01-10-929	SAMS MEMBERSHIP		155.00
041125	01-41-560	PROF DEVELOPMENT		45.00
041125	01-53-549	PROF SERVICES		90.85
041125	01-10-914	FORSYTH FEST SHIRTS		545.40
041125	01-10-917-1	FARMERS MARKET SHIRTS		545.41
041125	01-52-929	MINI LIB BOXES AT POCKET PARKS		203.84
041125	01-41-471	UNIFORMS		80.51

[illegible]

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
318252A	01-11-549	MAR '25 HRA/COBRA INSURANCE		6.63
01 CENTRAL ILLINOIS AG			14.34	
P23848/P24144	01-41-612	RETURNED PRODUCT		176.75-
P25367	01-52-612	EQUIP MAINT CASE IH		35.35
W28064	01-41-512	EQUIP SERVICE SNOW BLOWER		155.74
01 CIVIC PLUS			1796.02	
332798	01-11-556	VILLAGE CODE OF ORDINANCES ONLINE		1796.02
01 U.S. POSTAL SERVICE			500.00	
041125	01-11-551	POSTAGE FOR POSTAGE MACHINE		500.00
01 CONSTELLATION NEWENERGY INC.			9519.29	
7033217601	01-11-571	FEB '25 ELECTRIC UTILITIES		459.23
7033217601	01-41-571	FEB '25 ELECTRIC UTILITIES		983.24
7033217601	01-41-572	FEB '25 ELECTRIC UTILITIES		299.84
7033217601	01-41-579	FEB '25 ELECTRIC UTILITIES		447.08
7033217601	01-52-571	FEB '25 ELECTRIC UTILITIES		1102.18
7033217601	01-53-571	FEB '25 ELECTRIC UTILITIES		1355.78
7033217601	51-00-571	FEB '25 ELECTRIC UTILITIES		3693.59
7033217601	52-00-571	FEB '25 ELECTRIC UTILITIES		1178.35
01 COLUMN SOFTWARE PBC			159.83	
DEABD574-0030	01-11-553	P&Z AD FOR 4-24		159.83
01 COMCAST CABLE			1379.81	
041125	01-11-552	APR '25 VH PHONE/INTERNET SERVICE		394.93
041125	01-41-552	APR '25 PW PHONE/INTERNET SERVICE		291.91
041125	01-53-552	APR '25 LIB PHONE/INTERNET SERVICE		388.74
041125	51-00-552	APR '25 WTR PHONE/INTERNET SERVICE		304.23
01 CONTINENTAL RESEARCH CORPORATI			264.50	
0062030	01-41-652	OP SUPPLY		264.50
01 CONXXUS			306.00	
INV-219830	01-52-549	APR '25 CONCESSION STAND INTERNET		153.00
INV-2198444	01-52-549	APR '25 ANNOUNCERS BOOTH INTERNET		153.00
01 AHW LLC CLINTON			1979.72	
12073265	01-41-512	MOWER EQUIP SERVICE		1979.72
01 DECATUR COMPUTERS INC			1009.20	
DCI52126	01-11-537	EMAIL SUPPORT		27.00
DCI52173	01-11-537	OFFICE 365 BACKUP		588.00
DCI52176	01-11-537	OFFICE 365 SUBSCRIPTIONS		394.20
01 DELTA DENTAL OF ILLINOIS-RISK			508.25	
041125	01-11-451	MAY '25 DENTAL INSURANCE		26.75
041125	01-11-451	MAY '25 DENTAL INSURANCE		26.75
041125	01-11-451	MAY '25 DENTAL INSURANCE		26.75
041125	01-11-451	MAY '25 DENTAL INSURANCE		26.75
041125	01-52-451	MAY '25 DENTAL INSURANCE		26.75
041125	01-52-451	MAY '25 DENTAL INSURANCE		26.75
041125	01-52-451	MAY '25 DENTAL INSURANCE		26.75
041125	01-52-451	MAY '25 DENTAL INSURANCE		26.75
041125	01-52-451	MAY '25 DENTAL INSURANCE		26.75
041125	01-52-451	MAY '25 DENTAL INSURANCE		26.75
041125	01-53-451	MAY '25 DENTAL INSURANCE		26.75

PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
041125	01-53-451	MAY '25 DENTAL INSURANCE		26.75
041125	01-53-451	MAY '25 DENTAL INSURANCE		26.75
041125	01-53-451	MAY '25 DENTAL INSURANCE		26.75
041125	01-41-451	MAY '25 DENTAL INSURANCE		26.75
041125	01-41-451	MAY '25 DENTAL INSURANCE		26.75
041125	01-41-451	MAY '25 DENTAL INSURANCE		26.75
041125	01-41-451	MAY '25 DENTAL INSURANCE		26.75
041125	51-00-451	MAY '25 DENTAL INSURANCE		26.75
041125	52-00-451	MAY '25 DENTAL INSURANCE		26.75
01 DUNKER ELECT SUPPLY INC 209976-00	01-52-617	BALL PARK LIGHT REPAIR PRKG LOT A	717.72	717.72
01 DYNAGRAPHICS, INC 254080	01-53-651-3	WINDOW TINT	750.00	750.00
01 EDUCATE STATION LLC 1465	01-53-540	ANNUAL SUBSCRIPTION	206.00	206.00
01 ESTECH SYSTEMS INC. 195997	01-11-552	APR '25 VH PHONES	270.35	270.35
01 CENGAGE LEARNING INC/GALE 87057436	01-53-671	BOOKS	410.61	95.97
87077355	01-53-671	BOOKS		166.50
87078135	01-53-671	BOOKS		148.14
01 GAMETIME 5445007	01-52-612	OAKLAND PARK EQUIP REPAIRS	227.66	227.66
01 GARVER FEEDS 041125	01-52-617	FIELD #4 SEED	1189.90	1189.90
01 HSHS MEDICAL GROUP 62546	01-41-549	CDL DRUG PROGRAM	100.00	100.00
01 JACOB & KLEIN, LTD. 041125	18-00-549	1ST QTR TIF FEES	1501.10	1501.10
01 LINCOLN FINANCIAL GROUP			330.60	
041125	01-11-451	MAY '25 LIFE/ADD/STD INSURANCE		16.53
041125	01-11-451	MAY '25 LIFE/ADD/STD INSURANCE		16.53
041125	01-11-451	MAY '25 LIFE/ADD/STD INSURANCE		16.53
041125	01-11-451	MAY '25 LIFE/ADD/STD INSURANCE		16.53
041125	01-52-451	MAY '25 LIFE/ADD/STD INSURANCE		16.53
041125	01-52-451	MAY '25 LIFE/ADD/STD INSURANCE		16.53
041125	01-52-451	MAY '25 LIFE/ADD/STD INSURANCE		16.53
041125	01-52-451	MAY '25 LIFE/ADD/STD INSURANCE		16.53
041125	01-52-451	MAY '25 LIFE/ADD/STD INSURANCE		16.53
041125	01-53-451	MAY '25 LIFE/ADD/STD INSURANCE		16.53
041125	01-53-451	MAY '25 LIFE/ADD/STD INSURANCE		16.53
041125	01-53-451	MAY '25 LIFE/ADD/STD INSURANCE		16.53
041125	01-53-451	MAY '25 LIFE/ADD/STD INSURANCE		16.53
041125	01-53-451	MAY '25 LIFE/ADD/STD INSURANCE		16.53
041125	01-41-451	MAY '25 LIFE/ADD/STD INSURANCE		16.53
041125	01-41-451	MAY '25 LIFE/ADD/STD INSURANCE		16.53
041125	01-41-451	MAY '25 LIFE/ADD/STD INSURANCE		16.53

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
041125	01-41-451	MAY '25 LIFE/ADD/STD INSURANCE		16.53
041125	51-00-451	MAY '25 LIFE/ADD/STD INSURANCE		16.53
041125	52-00-451	MAY '25 LIFE/ADD/STD INSURANCE		16.53
01 LOURASH & MAHANNAH EXCAVATING, I250402529	01-41-515-1	STORM MAINT	1544.00	1544.00
01 LOWE'S COMPANIES, INC.			74.02	
041125	01-41-471	UNIFORMS		53.16
041125	01-52-652	OP SUPPLIES		20.86
01 MAROA-FORSYTH SCHOOL DISTRICT			69551.41	
041125	01-11-999-7	JAN '25 NON HOME RULE TAX		69551.41
01 MANSFIELD POWER & GAS LLC			704.38	
MNS316044	01-11-571	MAR '25 GAS UTILITIES		65.16
MNS316044	01-41-571	MAR '25 GAS UTILITIES		126.36
MNS316044	01-53-571	MAR '25 GAS UTILITIES		236.44
MNS316044	51-00-571	MAR '25 GAS UTILITIES		276.42
01 MAY COCAGNE AND KING P C			13000.00	
73404	01-11-531	MAR '25 AUDITING SERVICES		13000.00
01 MENARDS			969.22	
041125	01-41-652	OP SUPPLIES		61.75
041125	01-41-653	SMALL TOOLS		52.39
041125	01-41-471	UNIFORMS		28.97
041125	51-00-652	OP SUPPLIES METERS		15.21
041125	01-52-652	OP SUPPLIES		115.59
041125	01-53-611	BLDG MAINT SUPPLIES		4.99
041125	01-53-913	PROGRAMMING		29.50
041125	01-11-654	JANITORIAL SUPPLIES		16.77
041125	01-52-611	BLDG MAINT SUPPLIES		23.43
041125	01-52-617	GROUND MAINT SUPPLIES		481.11
041125	01-52-653	SMALL TOOLS		82.15
041125	01-53-654	JANITORIAL SUPPLIES		19.41
041125	01-53-909	PURCHASES FROM DONATIONS		37.95
01 MISSISSIPPI LIME COMPANY			5210.04	
CD81600	51-00-656	CHEMICALS-LIME		5210.04
01 VERIZON WIRELESS			234.63	
6110163262	01-41-552	MAR '25 CELL PHONES		36.01
6110163262	01-52-552	MAR '25 CELL PHONES		42.20
6110163262	51-00-552	MAR '25 CELL PHONES		114.22
6110163262	52-00-552	MAR '25 CELL PHONES		42.20
01 MORGAN DISTRIBUTING, INC.			1799.03	
INV-071109	01-52-655	FUEL		671.24
INV-071110	01-41-655	FUEL		1127.79
01 PAYMENT SERVICE NETWORK, INC			744.13	
3095505	51-00-549-2	W/S ONLINE SERVICES FOR MAR '25		372.06
3095505	52-00-549-2	W/S ONLINE SERVICES FOR MAR '25		372.07
01 ILLINOIS MUNICIPAL LEAGUE			100.00	
041125	01-10-914	FIREWORKS LIABILITY INSURANCE		100.00
01 SAM'S CLUB/GECF			1434.53	

PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
041125	01-10-917	EASTER EGG HUNT & BINGO		573.94
041125	01-53-913	PROGRAMMING		145.76
041125	01-41-652	OP SUPPLIES		294.36
041125	01-41-471	UNIFORM		303.73
041125	01-53-654	JANITORIAL SUPPLIES		30.96
041125	01-11-651	OFFICE SUPPLIES		85.78
01 SANITARY DISTRICT 25-0003584	52-00-578	MAR '25 SEWER DISCHARGE FEE	21495.91	21495.91
01 MACON COUNTY SHERIFF/ 041125	01-11-535	1ST QTR DEPUTY FEES	157692.75	157692.75
01 STOLLEY TERMITE & PEST CONTROL 041125	01-11-511	VH MONTHLY BUG SPRAY	45.00	45.00
01 TEE JAY CENTRAL, INC 88738	30-00-851	LIB ADA DOORS	6750.00	6150.00
88739	01-53-511	ADA DOOR CONTROLS ON BLDG		600.00
01 THE ECONOMIC DEVELOPMENT GROUP 041125	18-00-549	1ST QTR TIF FEES	6004.40	6004.40
01 THIRD MILLENNIUM ASSOCIATES, I 32641	51-00-549-1	W/S BILLING SERVICES FOR 4-1 BILLS	450.62	225.31
32641	52-00-549-1	W/S BILLING SERVICES FOR 4-1 BILLS		225.31
01 UTILITY SUPPLY OF AMERICA, INC INV00668407	51-00-656	LAB CHEMICALS	512.13	512.13
01 VISION SERVICE PLAN			177.30	
041125	01-11-451	MAY '25 VISION INSURANCE		9.85
041125	01-11-451	MAY '25 VISION INSURANCE		9.85
041125	01-11-451	MAY '25 VISION INSURANCE		9.85
041125	01-11-451	MAY '25 VISION INSURANCE		9.85
041125	01-52-451	MAY '25 VISION INSURANCE		9.85
041125	01-52-451	MAY '25 VISION INSURANCE		9.85
041125	01-52-451	MAY '25 VISION INSURANCE		9.85
041125	01-52-451	MAY '25 VISION INSURANCE		9.85
041125	01-53-451	MAY '25 VISION INSURANCE		9.85
041125	01-53-451	MAY '25 VISION INSURANCE		9.85
041125	01-53-451	MAY '25 VISION INSURANCE		9.85
041125	01-53-451	MAY '25 VISION INSURANCE		9.85
041125	01-41-451	MAY '25 VISION INSURANCE		9.85
041125	01-41-451	MAY '25 VISION INSURANCE		9.85
041125	01-41-451	MAY '25 VISION INSURANCE		9.85
041125	01-41-451	MAY '25 VISION INSURANCE		9.85
041125	51-00-451	MAY '25 VISION INSURANCE		9.85
041125	52-00-451	MAY '25 VISION INSURANCE		9.85
01 WAL-MART			102.01	
041125	01-53-913	PROGRAMMING		99.83
041125	01-53-654	JANITORIAL SUPPLIES		2.18
01 WASTE MANAGEMENT SERVICES INC			1078.92	
0187898-2754-2	01-41-578	APR '25 PARK TRASH SERVICE		354.05
0600536-2477-5	01-53-578	APR '25 LIB TRASH SERVICE		179.68

SYS DATE:04/11/25

VILLAGE OF FORSYTH
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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
0600536-2477-5	01-52-578	APR '25 LIB TRASH SERVICE	269.52	
1747691-2477-0	01-41-578	APR '25 PW TRASH SERVICE	275.67	
01 WATTS COPY SYSTEM			218.29	
38924099	01-53-512	MAR '25 LIB COPIER RENTAL		218.29
01 WILLIAM RUSSELL STUART			180.00	
041125	01-11-547	165 PRAIRIE LN ROUGH ELECTRIC INSPE		60.00
041125	01-11-547	305 LEA LN ROUGH ELECTRIC INSPECTIO		60.00
041125-1	01-11-547	106 MAGNOLIA FINAL ELECTRIC INSPECT		60.00
** TOTAL CHECKS TO BE ISSUED			355038.57	

SYS DATE:04/11/25

VILLAGE OF FORSYTH
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FUND INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
=====				
GENERAL FUND			300779.31	
TIF DISTRICT FUND			7505.50	
CAPITAL PROJECT FUND			6150.00	
WATER OPERATIONS			16324.78	
SEWER OPERATIONS			24278.98	
*** GRAND TOTAL ***			355038.57	
TOTAL FOR REGULAR CHECKS:			349,828.53	
TOTAL FOR DIRECT PAY VENDORS:			5,210.04	

DATE: 05/06/25

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
=====				
01 1 STOP AUTO SHOP INC.			186.00	
138994	01-52-512	EQUIP SERVICE-GROOMER TIRE		145.00
139051	01-52-512	EQUIP SERVICE GROOMER TIRE		41.00
01 DAVE & JEN PECK			77.00	
231210	01-10-913	NAME PLATES FOR ASHBY & KIDD		77.00
01 ANNETTE GILSON			360.00	
FEB-25	01-53-913	FEB '25 CHAIR YOGA		140.00
JAN-25	01-53-913	JAN '25 CHAIR YOGA		140.00
MAR-25	01-53-913	MAR '25 CHAIR YOGA		80.00
01 ALTORFER, INC			1549.07	
WO430074241	52-00-512	GENERATOR MAINTENANCE		1549.07
01 AMAZON CAPITAL SERVICES			1308.94	
050225	01-10-914	FORSYTH FEST		39.95
050225	01-53-913	PROGRAMMING		894.44
050225	01-53-651	OFFICE SUPPLIES		276.38
050225	01-11-929	MISC EXP		15.89
050225	01-53-921	HISTORICAL PURCHASES		52.29
050225	01-53-651-1	COMPUTER/EQUIPMENT		29.99
01 AT&T MOBILITY			118.44	
287346884574x04	51-00-552	APR '25 WELL #7 PHONE LINES		118.44
01 ATLAS LOCK, INC.			16.00	
52482	01-41-652	PADLOCK KEYS		16.00
01 B & B GLASS			160.00	
25979	01-53-511	BLDG MAINT ADJUST DOOR		160.00
01 BEACON ATHLETICS, LLC			600.00	
0609120-IN	01-52-617	GROUNDS REPLACEMENT PADS		600.00
01 BEST ONE OF CENTRAL IL			1263.35	
404392	01-41-513	VEHICLE MAINT-TIRES		1128.08
404475	01-41-512	JD FRONT MOUNT MOWER TIRE SERVICE		116.77
404624	01-52-512	REPAIR TIRE		18.50
01 BROWN'S TRUCK ACCESSORIES INC			400.00	
050225	01-41-513	VEHICLE SERVICE 6500 GMC		400.00
01 BURDICK PLUMBING & HEATING CO,			6508.00	
12181	18-00-549	REPAIR WATER MAIN AT DOLLAR GENERAL		6508.00
01 BYRNE & JONES CONSTRUCTION			20097.50	
050225	16-00-893-1	BALL DIAMONDS BACK STOPS		20097.50
01 CHASTAIN & ASSOCIATES, LLC			41643.46	
050225	01-11-532	'25 ADMIN ADVISORY		2993.40
050225	01-11-532	SITE PLAN REVIEW OLD APPLEBEE'S SIT		518.40
050225	01-11-532	H.P.C. VILLAGE SUB-D REVIEW		979.20
050225	01-11-532	PRAIRIE WINDS STORM SEWER MTG		1804.60
050225	01-11-532	SITE PLAN REVIEW FITNESS CENTER		120.00
050225	01-11-532	PRAIRIE WINDS ROAD		377.50
050225	01-52-532	PARK DEPT ADVISORY		965.30
050225	30-00-860	PARKING LOT A RECONSTRUCTION		1336.15
050225	30-00-892	BIKE PATH-F. PKWY, W F. PKWY, GRAYH		4346.88

PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
050225	30-00-882	ROAD MAINT		2329.77
050225	30-00-898	PRAIRIE WINDS PHASE A DRAINAGE STUD		5511.41
050225	30-00-898	PRAIRIE WINDS PHASE B & C		16703.00
050225	30-00-810-8	WTR TWRS GRND STORAGE TANK & AERATO		3657.85
01 CENTRAL ILLINOIS AG P25880	01-41-612	EQUIP MAINT-GRASSHOPPER MOWER	60.58	60.58
01 HERALD & REVIEW 050225	01-53-672	ANNUAL SUBSCRIPTION	469.99	469.99
01 CLOSS ELECTRIC COMPANY, INC 27865	30-00-851	POWER FOR ADA DOORS	946.40	946.40
01 CONSTELLATION NEWENERGY INC. 70447833301	01-41-572	MAR '25 STREET LIGHTING UTILITIES	12870.98	6390.88
7044829201	01-41-572	MAR '25 ENTRANCE SIGNS UTILITIES		107.97
70631669101	01-41-572	APR '25 ENTRANCE SIGNS UTILITIES		107.13
70631672201	01-41-572	APR '25 STREET LIGHTING UTILITIES		6265.00
01 COLUMN SOFTWARE PBC DEABD574-0031	01-11-553	P&Z MTG AD FOR 5-22	59.09	59.09
01 CONXXUS INV-223978	01-52-549	MAY '25 ANNOUNCERS BOOTH INTERNET	306.00	153.00
INV-224709	01-52-549	MAY '25 CONCESSION STAND INTERNET		153.00
01 DECATUR COMPUTERS INC DCI52117	01-11-651-1	R. STEWART COMPUTER	2293.85	1845.65
DCI52238	01-11-537	IT SERVICE FOR THE SERVER		54.00
DCI52303	01-11-537	OFFICE 365 SUBSCRIPTIONS		394.20
01 TYROLT, INC 11882	01-41-614	ROAD POTHOLE REPAIR	325.00	325.00
01 EBSCO INFORMATION SERVICES 2504441	01-53-672	ANNUAL SUBSCRIPTION	252.49	252.49
01 ENVIROSERVE INC 10049387	52-00-512	LIFT STATION CLEANING & SERVICING	4964.14	4964.14
01 ESTECH SYSTEMS INC. 202206	01-11-552	MAY '25 VH PHONES	270.35	270.35
01 FARNSWORTH GROUP 259700	51-00-549	SCADA MAINT ENDING 3-28-25	12963.59	12963.59
01 CENGAGE LEARNING INC/GALE 999100349989	01-53-671	BOOKS	176.34	98.37
999100349990	01-53-671	BOOKS		77.97
01 GARVER FEEDS 050225	01-52-652	LIB COMMUNITY GARDEN	216.82	216.82
01 GAYLORD BROS. 2904530	01-53-921	BOX FOR HISTORICAL AREA	60.43	60.43
01 IL DEPT OF AGRICULTURE 050225	01-41-560	D. FOWLER PEST CONTROL LICENSE	270.00	120.00
050225-1	01-41-560	J. NEWELL PEST CONTROL LICENSE		30.00
050225-2	01-41-560	D. DUNN PEST CONTROL LICENSE		120.00
01 ILLINOIS METER INC. 3040009-00	51-00-652	LEAK SUPPLIES	2060.48	1517.74

PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
3040010-00	51-00-612	EQUIP MAINT WATER LEAK		542.74
01 ILLINOIS LIQUOR			75.00	
050225	01-10-914	LIQUOR LICENSE FOR FORSYTH FEST		25.00
050225-1	01-10-917-1	LIQUOR LIC FARMERS MRKT 7-18 8-15		25.00
050225-2	01-10-917	LIQUOR LICENSE FOR RUDOLPH MARKET		25.00
01 LOWE'S COMPANIES, INC.			161.71	
050225	01-52-652	OP SUPPLIES		161.71
01 LUGARI AUTO & TRUCK SERVICE CE			550.00	
22759	01-41-549	TOW TRUCK		375.00
23337	01-41-549	TOW TRUCK		175.00
01 MANN ENGINEERING & SURVEYING L			14040.00	
1	01-11-549	SITE ENGINEERING FORSYTH ACCESS RD		14040.00
01 MANSFIELD POWER & GAS LLC			217.19	
MN318705	51-00-571	MAR '25 GAS UTILITIES		31.10
MNS317751	51-00-571	MAR '25 ELECTRIC UTILITIES		186.09
01 MENARDS			2336.41	
050225	51-00-652	OP SUPPLIES METERS		140.57
050225	01-52-652	OP SUPPLIES		1336.32
050225	01-41-652	OP SUPPLIES		250.03
050225	01-52-611	BLDG MAINT SUPPLIES		142.93
050225	01-53-909	PURCHASES FROM DONATIONS		249.24
050225	01-41-614	STREET MAINT SUPPLIES		63.42
050225	01-41-612	EQUIP MAINT SUPPLIES		65.44
050225	51-00-652	OP SUPPLIES METERS		23.29
050225	01-53-913	PROGRAMMING		65.17
01 MIDWEST METER, INC.			1060.50	
0177120-IN	51-00-549	PROF SERVICES METERS		1060.50
01 METROPOLITAN INDUSTRIES INC			2594.00	
INV072232	52-00-612	EQUIP MAINT PUMP BRACKETS		2594.00
01 MISSISSIPPI LIME COMPANY			22932.23	
CD83922	51-00-656	CHEMICALS LIME		6041.41
CD86058	51-00-656	CHEMICALS-LIME		5983.49
CD87268	51-00-656	CHEMICALS-LIME		4330.47
CD89613	51-00-656	CHEMICALS LIME		6576.86
01 MORGAN DISTRIBUTING, INC.			2074.46	
INV-075549	01-52-655	FUEL		2074.46
01 MTI DISTRIBUTING, INC			841.60	
1467102-00	01-52-612	EQUIP MAINT TORO STARTER		770.91
1468121-00	01-52-612	EQUIP SERVICE-TORO		70.69
01 COMPASS MINERALS AMERICA			7257.13	
1489917	01-41-616	SNOW REMOVAL		4834.33
1490401	01-41-616	SNOW REMOVAL		2422.80
01 NAPA AUTO PARTS			653.37	
132145	01-41-613	VEHICLE MAINT '08 FORD F150		259.99
132252	01-41-613	VEHICLE MAINT '08 FORD F150		189.99
133000	01-41-613	'08 F150 BRAKES		211.99
133049	01-41-613	RETURN BRAKE ROTOR		78.50-

PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
133119	01-41-613	OIL FOR F550		69.90
01 QUADIENT, INC 61888355	01-11-512	POSTAGE METER RENTAL 5/13-8/12/25	60.00	60.00
01 NEXT OF KILN 050225	01-53-913	PROGRAMMING	260.00	260.00
01 ILLINOIS HEARTLAND LIBRARY SYS 2025-1112	01-53-560	BOOK REPAIR WORKSHOP	15.00	15.00
01 PETALS GIFT SHOP 70577	01-10-929	JACKETS & SHIRTS FOR BOARD MEMBERS	474.48	474.48
01 AT & T 050225	52-00-552	782 STVNS CRK APR '25 PHONE LINE	1090.00	257.76
050225	52-00-552	101 HUNDLEY AVE APR '25 PHONE LINE		276.07
050225	52-00-552	440 HUNDLEY AVE APR '25 PHONE LINE		276.07
050225	52-00-552	815 FORSYTH PKWY APR '25 PHONE LINE		280.10
01 SIDENER ENVIRONMENTAL SERVICES 534993	51-00-512	EQUIP SERVICE	17664.90	17664.90
01 SORLING, NORTHRUP, HANNA, CULL 229283	01-11-533	MAR '25 LEGAL SERVICES	7875.00	7875.00
01 STILLWATER ENTERPRISES, INC 25-326	01-52-617	PLAYGROUND SURFACING MATERIAL	2460.00	2460.00
01 STOLLEY TERMITE & PEST CONTROL 050225	01-53-511	LIB MONTHLY BUG SPRAY	65.00	65.00
01 THIRD MILLENNIUM ASSOCIATES, I 32807	51-00-549-1	W/S BILLING SERVICES FOR 5-1 BILLS	451.24	225.62
32807	52-00-549-1	W/S BILLING SERVICES FOR 5-1 BILLS		225.62
01 TWISTED H FARM I241002129	01-10-914	PETTING ZOO AT FORSYTH FEST	800.00	800.00
01 US POSTAL SERVICE (CAPS) 050225	51-00-549-1	W/S POSTAGE FOR 5-1 BILLING	737.10	368.55
050225	52-00-549-2	W/S POSTAGE FOR 5-1 BILLING		368.55
01 VAN DIEST SUPPLY COMPANY 202634	01-52-617	GROUNDS MAINT 4/5	10377.00	4785.00
207695	01-52-617	GROUNDS DISC GOLF		172.00
209003	01-52-617	GROUND MAINT DISC GOLF		4212.00
209004	01-52-617	GROUNDS FIELDS 4 & 5		1208.00
01 VILL OF FORSYTH 050225	01-11-571	W/S UTILITIES FR 3/20-4/20/25	150.00	150.00
01 WAL-MART 050225	01-53-913	PROGRAMMING	205.93	170.44
050225	01-53-651	OFFICE SUPPLIES		20.78
050225	01-11-929	MISC EXP		14.71
01 WATER SOLUTIONS UNLIMITED, INC 6994579	51-00-656	CHEMICALS	6945.83	5357.00
6997825	51-00-656	CHEMICALS		285.20
7010659	51-00-656	CHEMICALS		1953.00
7024738	51-00-656	CHEMICALS		1206.80
7032191	51-00-656	CHEMICALS		2150.13

SYS DATE:05/02/25

VILLAGE OF FORSYTH
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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
7040370	51-00-656	CHEMICALS		100.30-
01 WATTS COPY SYSTEM			398.70	
38988871	01-11-512	MAR '25 VH COPIER RENTAL		249.88
38988871	01-41-512	MAR '25 PW COPIER RENTAL		148.82
01 WILLIAM RUSSELL STUART			240.00	
050225	01-11-547	105 MAGNOLIA FINAL ELECTRIC INSPECT		60.00
050225	01-11-547	396 VENTURA FINAL ELECTRIC INSPECT		60.00
050225-1	01-11-547	1401 HICKORY PT RD ROUGH ELECTRIC		60.00
050225-2	01-11-547	250 LEA LANE ELECTRIC INSPECTION		60.00
** TOTAL CHECKS TO BE ISSUED			217918.07	

SYS DATE:05/02/25

VILLAGE OF FORSYTH
A / P W A R R A N T L I S T
REGISTER # 55
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[NW1]

DATE: 05/06/25

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FUND INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
=====				
GENERAL FUND			80968.54	
HOTEL/MOTEL TAX FUND			20097.50	
TIF DISTRICT FUND			6508.00	
CAPITAL PROJECT FUND			34831.46	
WATER OPERATIONS			64721.19	
SEWER OPERATIONS			10791.38	
*** GRAND TOTAL ***			217918.07	
TOTAL FOR REGULAR CHECKS:			194,985.84	
TOTAL FOR DIRECT PAY VENDORS:			22,932.23	

CONSENT AGENDA

ITEM 3

<u>Fund Name:</u>	<u>Purchase Date:</u>	<u>Investment Period:</u>	<u>Maturity Date:</u>	<u>Investment Amount:</u>	<u>Interest Rate:</u>
General Fund Reserve	3/29/2025	5-Month	8/29/2025	\$ 200,000.00	4.01%
General Fund Reserve	3/29/2025	5-Month	8/29/2025	\$ 200,000.00	4.01%
Total Currently Invested:				\$ 400,000.00	
Potential Future Investments:				\$ -	
Total Projected Investments by the end of 2025				\$ 400,000.00	

<u>Fund Name:</u>	<u>Purchase Date:</u>	<u>Investment Period:</u>	<u>Maturity Date:</u>	<u>Investment Amount:</u>	<u>Interest Rate:</u>
Motor Fuel Tax Fund	3/29/2025	5-Month	8/29/2025	\$ 200,000.00	4.01%
Motor Fuel Tax Fund	3/29/2025	5-Month	8/29/2025	\$ 200,000.00	4.01%
Total Currently Invested:				\$ 400,000.00	
Potential Future Investments:				\$ -	
Total Projected Investments by the end of 2025				\$ 400,000.00	

<u>Fund Name:</u>	<u>Purchase Date:</u>	<u>Investment Period:</u>	<u>Maturity Date:</u>	<u>Investment Amount:</u>	<u>Interest Rate:</u>
Hotel/Motel Fund	3/29/2025	5-Month	8/29/2025	\$ 200,000.00	4.01%
Hotel/Motel Fund	3/29/2025	5-Month	8/29/2025	\$ 200,000.00	4.01%
Hotel/Motel Fund	2/5/2025	13- Months	3/5/2026	\$ 200,000.00	3.33%
Hotel/Motel Fund	2/5/2025	13- Months	3/5/2026	\$ 200,000.00	3.33%
Total Currently Invested:				\$ 800,000.00	
Potential Future Investments:				\$ 400,000.00	
Total Projected Investments by the end of 2025				\$ 1,200,000.00	

<u>Fund Name:</u>	<u>Purchase Date:</u>	<u>Investment Period:</u>	<u>Maturity Date:</u>	<u>Investment Amount:</u>	<u>Interest Rate:</u>
Capital Fund	3/29/2025	91-Days	6/29/2025	\$ 200,000.00	3.01%
Capital Fund	3/29/2025	91-Days	6/29/2025	\$ 300,000.00	3.01%
Capital Fund	3/29/2025	91-Days	6/29/2025	\$ 200,000.00	3.01%
Capital Fund	2/4/2025	91-Days	5/6/2025	\$ 200,000.00	3.01%
Capital Fund	2/4/2025	91-Days	5/6/2025	\$ 200,000.00	3.01%
Capital Fund	2/4/2025	91-Days	5/6/2025	\$ 200,000.00	3.01%
Capital Fund	2/4/2025	91-Days	5/7/2025	\$ 300,000.00	3.01%
Capital Fund	2/4/2025	91-Days	5/7/2025	\$ 300,000.00	3.01%
Total Currently Invested:				\$ 1,900,000.00	
Potential Future Investments:				\$ -	
Total Projected Investments by the end of 2025				\$ 1,900,000.00	

<u>Fund Name:</u>	<u>Purchase Date:</u>	<u>Investment Period:</u>	<u>Maturity Date:</u>	<u>Investment Amount:</u>	<u>Interest Rate:</u>
Economic Development Fund	2/4/2025	91-Days	5/6/2025	\$ 200,000.00	3.01%
Economic Development Fund	2/7/2025	91-Days	5/7/2025	\$ 200,000.00	3.01%
Economic Development Fund	2/7/2025	91-Days	5/7/2025	\$ 200,000.00	3.01%
Economic Development Fund	2/7/2025	91-Days	5/7/2025	\$ 200,000.00	3.01%
Total Currently Invested:				\$ 800,000.00	
Potential Future Investments:				\$ -	
Total Projected Investments by the end of 2025				\$ 800,000.00	

<u>Fund Name:</u>	<u>Purchase Date:</u>	<u>Investment Period:</u>	<u>Maturity Date:</u>	<u>Investment Amount:</u>	<u>Interest Rate:</u>
Sports/Nature Park Fund	3/29/2025	5-Month	8/29/2025	\$ 200,000.00	4.01%
Sports/Nature Park Fund	3/29/2025	5-Month	8/29/2025	\$ 200,000.00	4.01%
Sports/Nature Park Fund	2/4/2025	13- Months	3/4/2026	\$ 200,000.00	3.33%
Sports/Nature Park Fund	2/4/2025	13- Months	3/4/2026	\$ 200,000.00	3.33%
Total Currently Invested:				\$ 800,000.00	
Potential Future Investments:				\$ 1,200,000.00	
Total Projected Investments by the end of 2025				\$ 2,000,000.00	

Grand Total Currently Invested from above			\$ 5,100,000.00
Grand Total Potential Future Investments:			\$ 1,600,000.00
Grand Total Projected Investments by the end of 2025			\$ 6,700,000.00

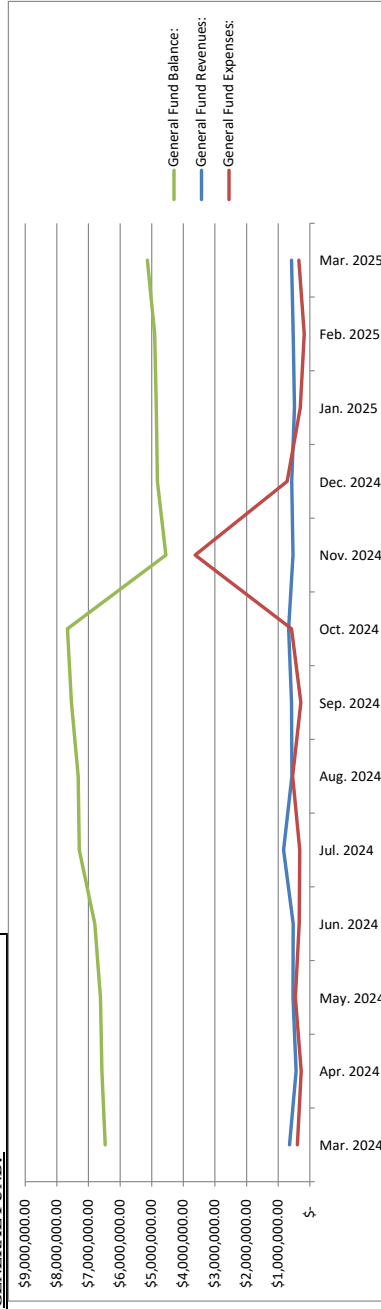
VILLAGE OF FORSYTH
MONTHLY TREASURER'S REPORT
for March 31, 2025 which is 25% into the budget year

GENERAL FUND:

Month:	General Fund Revenues:	General Fund Expenses:	General Fund Balance:
Mar. 2024	\$ 642,802.78	\$ 393,317.16	\$ 6,470,725.81
Apr. 2024	\$ 434,380.98	\$ 273,272.61	\$ 6,574,834.18
May. 2024	\$ 534,941.59	\$ 459,873.03	\$ 6,619,902.74
Jun. 2024	\$ 524,677.57	\$ 335,872.36	\$ 6,797,721.45
Jul. 2024	\$ 830,314.35	\$ 316,448.13	\$ 7,293,587.67
Aug. 2024	\$ 565,600.64	\$ 542,328.02	\$ 7,324,860.29
Sep. 2024	\$ 577,546.64	\$ 287,078.25	\$ 7,538,328.68
Oct. 2024	\$ 669,228.00	\$ 578,481.75	\$ 7,665,074.93
Nov. 2024	\$ 529,989.40	\$ 3,626,874.56	\$ 4,553,189.77
Dec. 2024	\$ 571,878.42	\$ 717,209.95	\$ 4,819,800.58
Jan. 2025	\$ 488,166.79	\$ 301,170.55	\$ 4,853,035.23
Feb. 2025	\$ 525,203.37	\$ 1,774,667.07	\$ 4,909,590.78
Mar. 2025	\$ 578,231.58	\$ 349,619.26	\$ 5,139,203.10

Revenues: Decreased when comparing March 2025 with March 2024; In March 2025 sales tax, income tax and local use tax were lower compared to this time last year. This time last year the village received the settlement from Westernman's. This makes up the majority of the decrease. Additional notes regarding the fund balance; At the end of March 2025 the village has a total of \$400,000.00 invested in two different cd's (2-\$200,000.00 for 5 months at 4.01% rate). The two cd's are part of the fund balance outlined above.

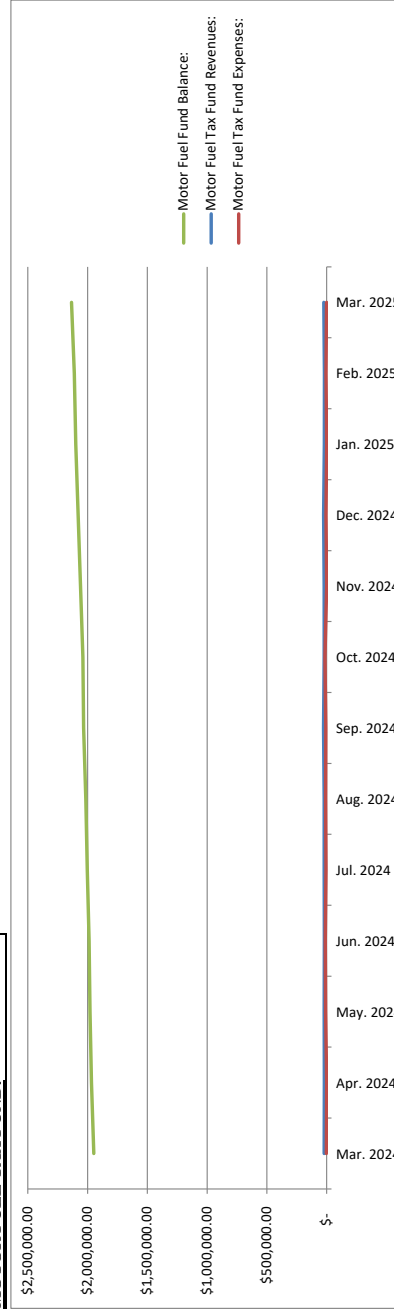
Expenses: Decreased when comparing March 2025 with March 2024; In March 2025 equipment maintenance supplies, vehicle maintenance supplies, operating supplies, and engineering, were lower compared to this time last year. This makes up the majority of the decrease. At the end of March 2025 the water fund owes the general fund a total of \$340,000.00 from October 2024 + \$70,000.00 from November 2024 + \$40,000.00 from December + \$50,000.00 from January 2025 + \$60,000.00 from February 2025 + \$60,000.00 from March 2025). If the water fund did not owe the general fund balance would have been \$5,479,203.10 at the end of March 2025.



MOTOR FUEL TAX FUND:

Month:	Motor Fuel Tax Fund Revenues:	Motor Fuel Tax Fund Expenses:	Motor Fuel Tax Fund Balance:
Mar. 2024	\$ 20,476.43	\$ 1,954.40	\$ 1,947,732.47
Apr. 2024	\$ 19,517.86	\$ -	\$ 1,967,250.33
May. 2024	\$ 20,924.74	\$ 9,142.08	\$ 1,979,032.99
Jun. 2024	\$ 19,646.91	\$ 11,013.40	\$ 1,987,666.50
Jul. 2024	\$ 20,542.78	\$ 5,414.60	\$ 2,002,794.68
Aug. 2024	\$ 20,304.63	\$ 8,979.00	\$ 2,014,120.31
Sep. 2024	\$ 25,952.92	\$ 7,383.20	\$ 2,032,690.03
Oct. 2024	\$ 20,267.37	\$ 14,107.60	\$ 2,038,849.80
Nov. 2024	\$ 20,005.11	\$ -	\$ 2,058,854.91
Dec. 2024	\$ 24,848.11	\$ 4,774.73	\$ 2,078,928.29
Jan. 2025	\$ 19,404.85	\$ -	\$ 2,098,333.14
Feb. 2025	\$ 18,565.87	\$ 5,466.97	\$ 2,111,432.04
Mar. 2025	\$ 23,441.32	\$ 624.00	\$ 2,134,249.36

Revenues: Increased when comparing March 2025 with March 2024; The Motor Fuel Tax and the Transportation Renewal Fund revenues are received from the state based upon the amount they collect and Village's population 3,734. In 2020, 2021, 2022 the Village received a total of \$230,004.72 for "The REBUILD Illinois Bond Funds" and must be tracked separate from the other MFT funds our current balance is \$191,606.99 (\$230,004.72 REBUILD Illinois Bond Funds + \$13,443.90 bank interest - \$51,841.63 us route 51 expenses = \$191,606.99). The expenses were approved with resolution 1-2024 and the fund balance will need to be expended by 7/1/2025. The bank/CD interest is higher compared to this time last year. This makes up the majority of the increase. Additional notes regarding the fund balance; At the end of March 2025 the village has a total of \$400,000.00 invested in two different cd's (2- \$200,000.00 for 5 months at 4.01% rate). The two cd's are part of the fund balance outlined above.

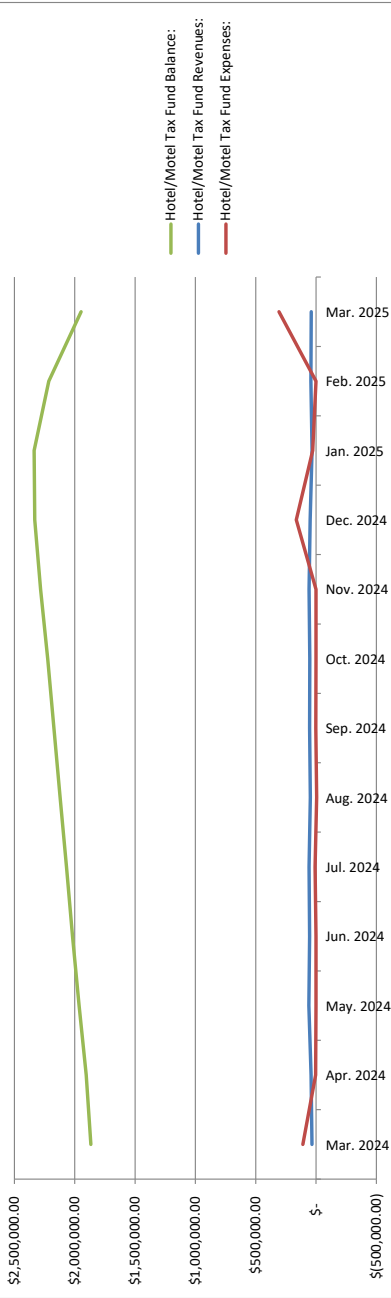


Expenses: Decreased when comparing March 2025 with March 2024; In March 2025 the Barnett Ave Reconstruction for engineering services were lower compared to this time last year. This makes up the majority of the decrease.

VILLAGE OF FORSYTH
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HOTEL/MOTEL FUND:

Month:	Hotel/Motel Tax Fund Revenues:	Hotel/Motel Tax Fund Expenses:	Hotel/Motel Tax Fund Balance:
Mar. 2024	\$ 33,848.71	\$ 1,09,957.00	\$ 1,866,369.05
Apr. 2024	\$ 41,339.43	\$ 3,205.13	\$ 1,904,503.35
May. 2024	\$ 59,596.46	\$ -	\$ 1,964,099.81
Jun. 2024	\$ 54,145.43	\$ -	\$ 2,018,245.24
Jul. 2024	\$ 57,929.24	\$ 7,944.48	\$ 2,068,230.00
Aug. 2024	\$ 47,814.67	\$ (5,000.00)	\$ 2,121,044.67
Sep. 2024	\$ 53,500.82	\$ 1,495.00	\$ 2,173,050.49
Oct. 2024	\$ 51,643.53	\$ -	\$ 2,224,694.02
Nov. 2024	\$ 57,906.69	\$ -	\$ 2,282,600.71
Dec. 2024	\$ 48,873.55	\$ 163,989.76	\$ 2,331,474.26
Jan. 2025	\$ 33,163.49	\$ 28,000.00	\$ 2,336,637.75
Feb. 2025	\$ 42,401.34	\$ -	\$ 2,215,049.33
Mar. 2025	\$ 40,056.57	\$ 307,357.74	\$ 1,947,748.16

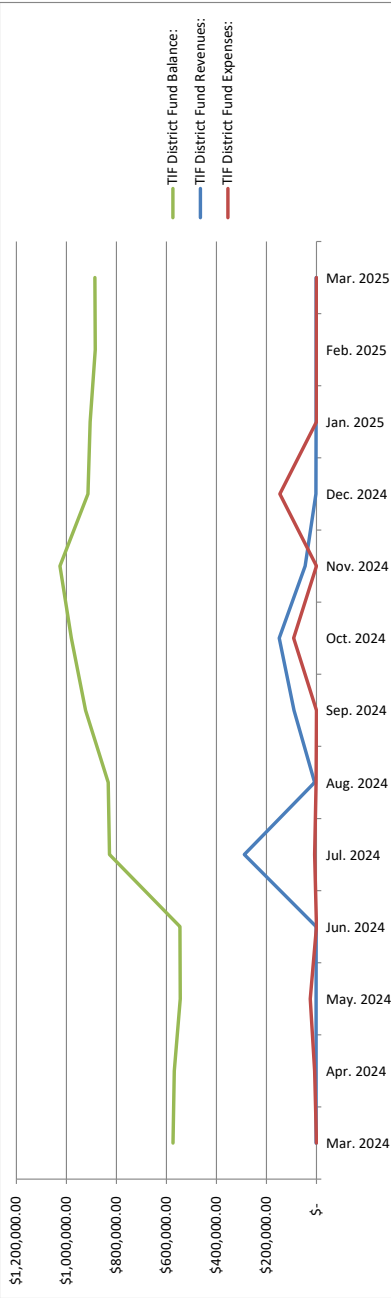


Revenues: Increase when comparing March 2025 with March 2024; At the end of March '25 one of the hotel/motel tax revenues were for the month of February '25 (paid to the village in March 2025). The hotel/motel revenues were higher compared to this time last year. This makes up the majority of the increase. Additional notes regarding the fund balance; At the end of March 2025 the village has a total of \$800,000.00 invested in four different cd's (2- \$200,000.00 for 13 months at 3.33% and 2-\$200,000.00 for 5 months at 4.01% rate). The four cd's are part of the fund balance outlined above.

Expenses: Increased when comparing March 2025 with March 2024; In March 2025 the backstops at ball fields 1 & 2 are being installed. This makes up the majority of the increase.

TIF DISTRICT FUND:

Month:	TIF District Fund Revenues:	TIF District Fund Expenses:	TIF District Fund Balance:
Mar. 2024	\$ 1,364.86	\$ -	\$ 573,980.43
Apr. 2024	\$ 1,504.94	\$ 7,165.75	\$ 568,319.62
May. 2024	\$ 1,396.68	\$ 25,000.00	\$ 544,716.30
Jun. 2024	\$ 1,253.59	\$ -	\$ 545,969.89
Jul. 2024	\$ 288,571.25	\$ 7,165.75	\$ 827,375.39
Aug. 2024	\$ 7,303.15	\$ 1,800.00	\$ 832,878.54
Sep. 2024	\$ 90,107.69	\$ -	\$ 922,986.23
Oct. 2024	\$ 148,698.89	\$ 91,126.51	\$ 980,558.61
Nov. 2024	\$ 45,262.78	\$ -	\$ 1,025,821.39
Dec. 2024	\$ 2,060.39	\$ 146,455.84	\$ 913,965.90
Jan. 2025	\$ 1,659.25	\$ -	\$ 905,361.09
Feb. 2025	\$ 1,480.10	\$ -	\$ 884,565.29
Mar. 2025	\$ 1,615.24	\$ -	\$ 886,180.53



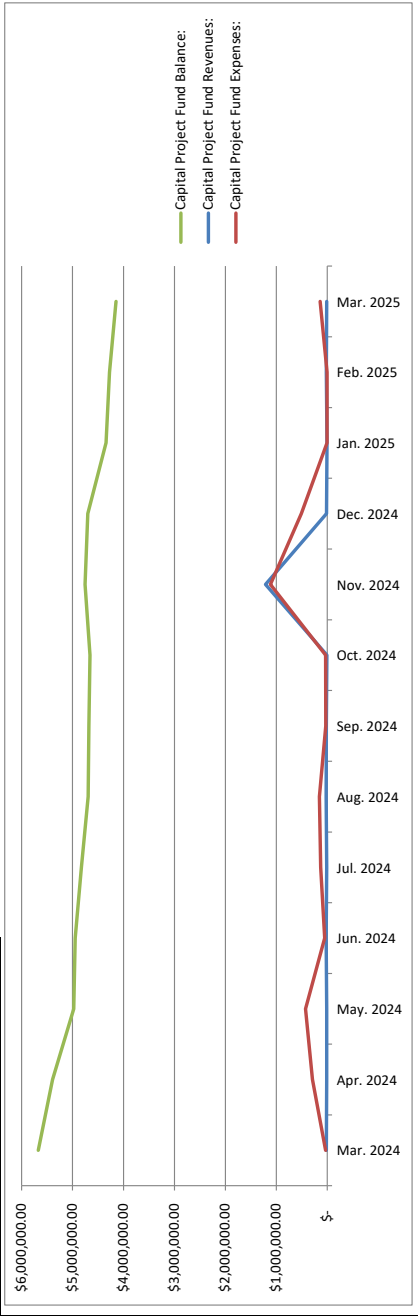
Revenues: Increased when comparing March 2025 with March 2024; In March 2025 bank interest was higher. This makes up the majority of the increase.

Expenses: Remained the same when comparing March 2025 with March 2024. There were no expenses that occurred in either year.

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CAPITAL PROJECT FUND:

Month:	Capital Project Fund Revenues:	Capital Project Fund Expenses:	Capital Project Fund Balance:
Mar. 2024	\$ 17,256.15	\$ 32,257.23	\$ 5,672,853.89
Apr. 2024	\$ 11,187.97	\$ 290,666.16	\$ 5,393,375.70
May. 2024	\$ 10,199.52	\$ 427,258.81	\$ 4,976,316.41
Jun. 2024	\$ 20,429.54	\$ 50,469.60	\$ 4,946,276.35
Jul. 2024	\$ 9,747.43	\$ 130,500.88	\$ 4,825,522.90
Aug. 2024	\$ 22,357.53	\$ 153,881.82	\$ 4,693,998.61
Sep. 2024	\$ 16,788.73	\$ 29,927.97	\$ 4,680,859.37
Oct. 2024	\$ 7,278.48	\$ 30,717.49	\$ 4,657,420.36
Nov. 2024	\$ 1,211,927.33	\$ 1,115,445.23	\$ 4,753,902.46
Dec. 2024	\$ 13,716.53	\$ 507,334.60	\$ 4,699,286.14
Jan. 2025	\$ 4,577.52	\$ 3,750.00	\$ 4,341,226.91
Feb. 2025	\$ 17,489.76	\$ 4,368.75	\$ 4,274,232.92
Mar. 2025	\$ 11,093.13	\$ 138,807.54	\$ 4,146,518.51

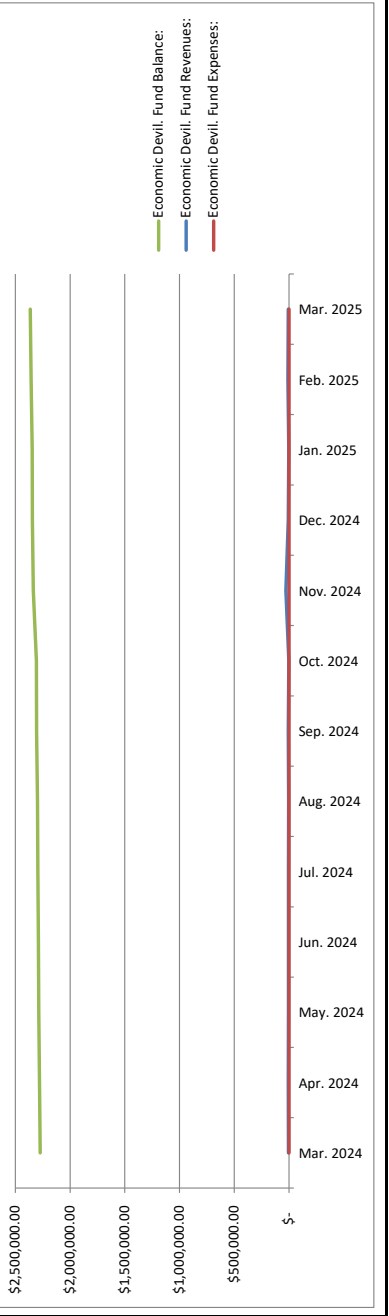


Revenues: Decreased when comparing March 2025 with March 2024; In March 2025 bank interest was lower compared to this time last year. This makes up the majority of the decrease. Additional notes regarding the fund balance; At the end of March 2025 the village has a total of \$1,900,000.00 invested in eight different cd's (3- \$300,000.00 for 91 days at 3.01% rate and 5-\$200,000.00 for 91 days at 3.01% rate). The eight cd's are part of the fund balance outlined above.

Expenses: Increased when comparing March 2025 with March 2024; In March 2025 well 7 construction was expensed. This makes up the majority of the increase.

ECONOMIC DEVELOPMENT FUND:

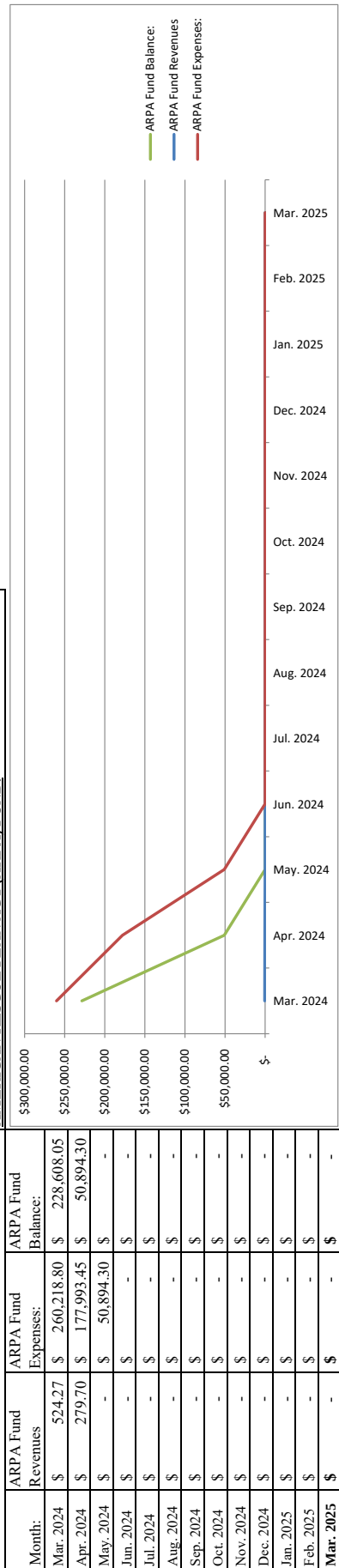
Month:	Economic Devl. Fund Revenues:	Economic Devl. Fund Expenses:	Economic Devl. Fund Balance:
Mar. 2024	\$ 5,504.78	\$ -	\$ 2,273,077.72
Apr. 2024	\$ 6,153.38	\$ -	\$ 2,279,231.10
May. 2024	\$ 6,015.10	\$ -	\$ 2,285,246.20
Jun. 2024	\$ 4,738.21	\$ -	\$ 2,289,984.41
Jul. 2024	\$ 5,117.40	\$ -	\$ 2,295,101.81
Aug. 2024	\$ 3,031.15	\$ -	\$ 2,298,132.96
Sep. 2024	\$ 7,623.30	\$ -	\$ 2,305,756.26
Oct. 2024	\$ 2,382.04	\$ -	\$ 2,308,138.30
Nov. 2024	\$ 28,621.93	\$ -	\$ 2,336,760.23
Dec. 2024	\$ 6,945.16	\$ -	\$ 2,343,705.39
Jan. 2025	\$ 2,174.33	\$ -	\$ 2,345,879.72
Feb. 2025	\$ 10,895.73	\$ -	\$ 2,356,775.45
Mar. 2025	\$ 7,046.47	\$ -	\$ 2,363,821.92



Revenues: Increased when comparing March 2025 with March 2024; In March 2025 bank/cd interest was higher compared to this time last year. This makes up the majority of the increase. Additional notes regarding the fund balance; At the end of March 2025 the village has a total of \$800,000.00 invested in four different cd's (4- \$200,000.00 for 91 days at 3.01% rate). The four cd's are part of the fund balance outlined above.

Expenses: Remained the same when comparing March 2025 with March 2024. There were no expenses that occurred in either year.

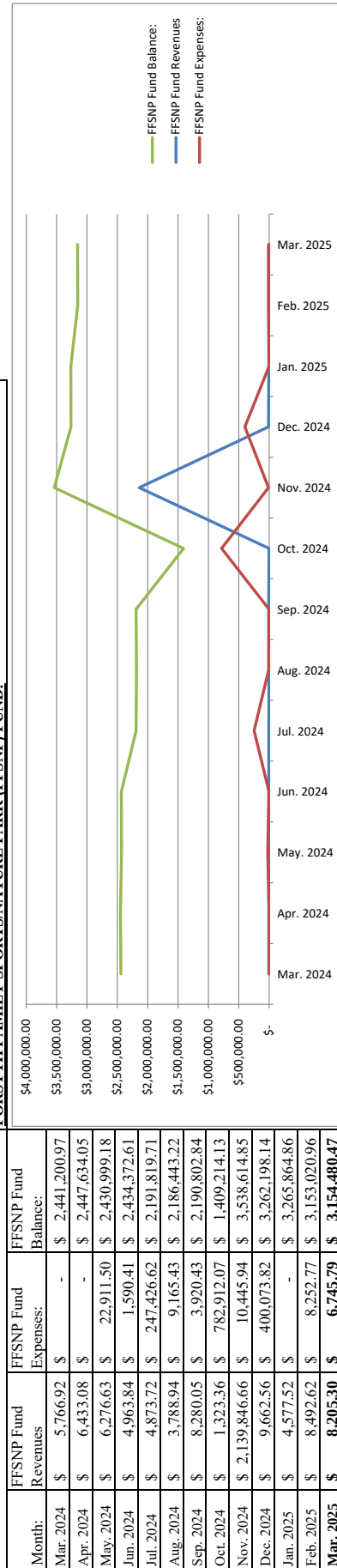
AMERICAN RESCUE PLAN ACT (ARPA) FUND:



Revenues: Decreased when comparing March 2025 with March 2024; In August 2021 the village received \$236,474.95 for the first of two installment from the Federal which is passed through the state for COVID-19 known as the American Rescue Plan Act (ARPA). In November '21 the Village received an additional \$244.30 as part of the 1st installment (the additional amount came from various communities that didn't claim their ARPA funds). The second installment in the amount of \$236,719.25 was received in September '22 (making the total we will receive \$473,438.50). The ARPA fund was established to make it easier to track all revenues and expenses, while also helping staff in reporting information within the portal. The ARPA have outlined a small list of qualifying expenses to which the funds could be used for. For the five (5) items listed only two would qualify for the village; one of the items could be used in the reduction of revenues due to COVID-19 or the second item listed could be used to make necessary investments in water, sewer or broadband infrastructure. The staff is using these funds for the water plant clarifiers based upon what qualifies under the ARPA regulations. The ARPA funds must be spent by 12/31/2024 however, if a project is in progress you have to 2026 with the last report due by Mar. 2027. At the end of May 2024 all funds for the ARPA have been spent and the bank balance is now zero.

Expenses: Decreased when comparing March 2025 with March 2024; In March 2024 expenses for the water plant clarifiers project occurred. This makes up the majority of the decrease.

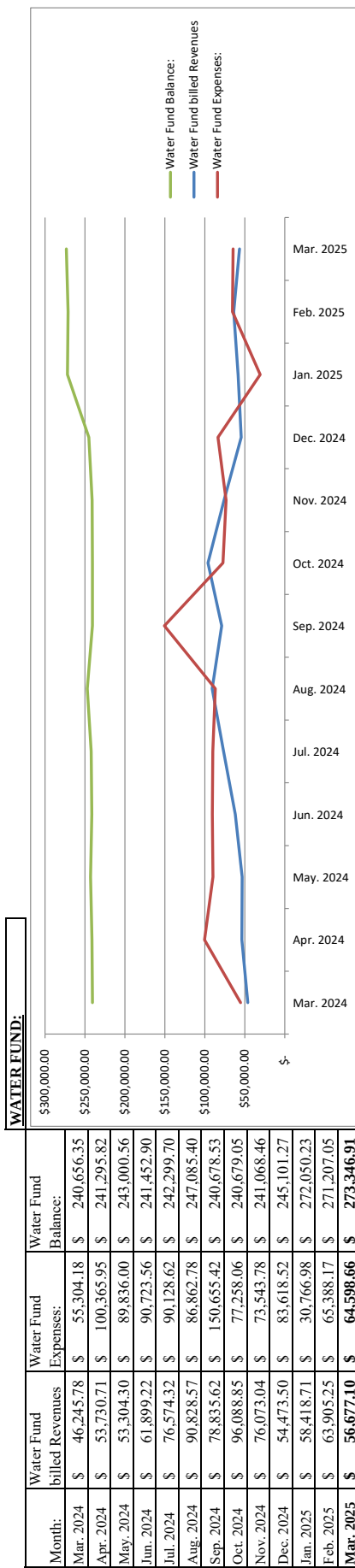
FORSYTH FAMILY SPORTS/NATURE PARK (FFSNP) FUND:



Revenues: Increased when comparing March 2025 with March 2024; In March 2025 bank/cd interest were higher compared to this time last year. This makes up the majority of the increase. Additional notes regarding the fund balance; At the end of March 2025 the village has a total of \$800,000.00 invested in four different cd's (2-\$200,000.00 for 13 months at 3.33% rate and 2-\$200,000.00 for 5 months at 4.01% rate). The four cd's are part of the fund balance outlined above.

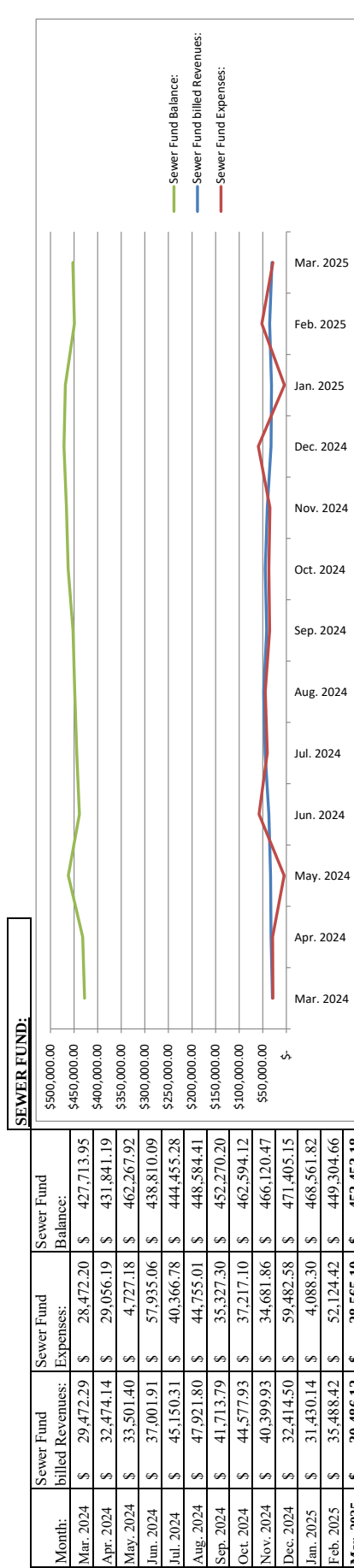
Expenses: Increased when comparing March 2025 with March 2024; In March 2025 engineering services were expensed. This makes up the majority of the increase.

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Revenues: Increased when comparing March 2025 with March 2024; The water revenues billed were higher compared to this time last year. This makes up the majority of the increase. On 09/03/2024 the board approved ordinance 2024-30 to increase the water rates based upon the (inter-office) water rate study. The increase went into effect 01/01/2025 billing (usage 11/20/2024 to 12/20/2024).

Expenses: Increased when comparing March 2025 with March 2024; Equipment maintenance service and utilities were higher compared to this time last year. This makes up the majority of the increase. The Village's water fund reserve policy is to keep three months of expenses in reserve. In 2025 our water fund reserve is not to go below \$270,475. At the end of March 2025 the water fund owes the general fund a total of \$340,000.00 (\$60,000.00 from October 2024 + \$70,000.00 from November 2024 + \$40,000.00 from December 2024 + \$50,000.00 from January 2025 + \$60,000.00 from February 2025 + \$60,000.00 from March 2025). If the water fund did not owe the general fund balance the water fund bank balance would be negative (\$66,653.09).



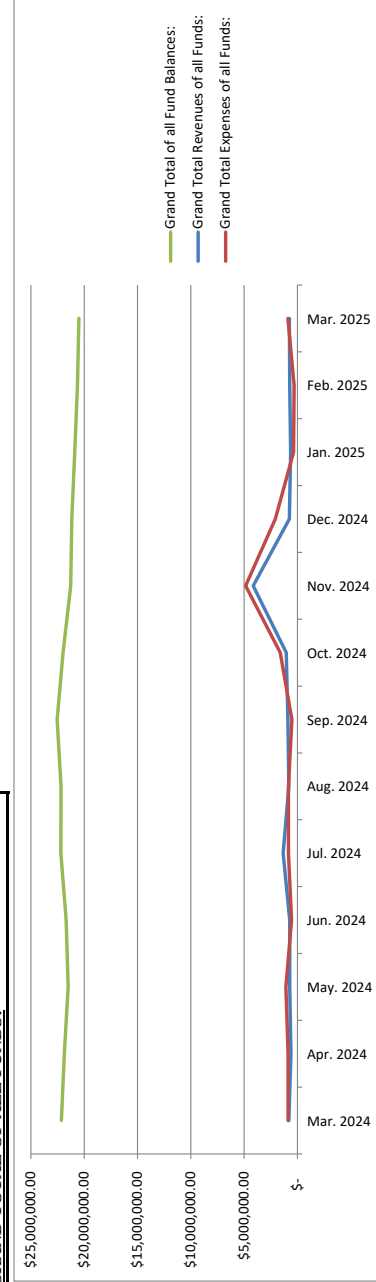
Revenues: Increased when comparing March 2025 with March 2024; The sewer revenues billed were higher compared to this time last year. This makes up the majority of the increase. On 09/03/2024 the board approved ordinance 2024-30 to increase the sewer rates based upon the (inter-office) sewer rate study. The increase went into effect 01/01/2025 billing (usage 11/20/2024 to 12/20/2024).

Expenses: Increased when comparing March 2025 with March 2024; Sewer Discharge fees and utilities were higher compared to this time last year. This makes up the majority of the increase.

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GRAND TOTAL OF ALL FUNDS:

Month:	Grand Total Revenues of all Funds:	Grand Total Expenses of all Funds:	Grand Total of all Fund Balances:
Mar. 2024	\$ 803,262.97	\$ 881,480.97	\$ 22,142,918.69
Apr. 2024	\$ 607,002.19	\$ 881,725.24	\$ 21,859,179.64
May. 2024	\$ 726,156.42	\$ 1,089,642.90	\$ 21,505,582.11
Jun. 2024	\$ 728,756.22	\$ 547,604.39	\$ 21,700,499.44
Jul. 2024	\$ 1,338,820.80	\$ 845,395.86	\$ 22,191,187.14
Aug. 2024	\$ 808,951.08	\$ 842,772.06	\$ 22,167,148.41
Sep. 2024	\$ 900,349.56	\$ 515,787.57	\$ 22,537,422.63
Oct. 2024	\$ 1,041,488.45	\$ 1,611,820.58	\$ 21,987,223.32
Nov. 2024	\$ 4,150,032.87	\$ 4,860,991.37	\$ 21,256,933.25
Dec. 2024	\$ 764,872.72	\$ 2,082,939.80	\$ 21,165,865.12
Jan. 2025	\$ 643,572.60	\$ 367,775.83	\$ 20,886,950.75
Feb. 2024	\$ 723,922.46	\$ 313,068.15	\$ 20,625,178.48
Mar. 2025	\$ 756,852.83	\$ 896,318.09	\$ 20,498,002.14

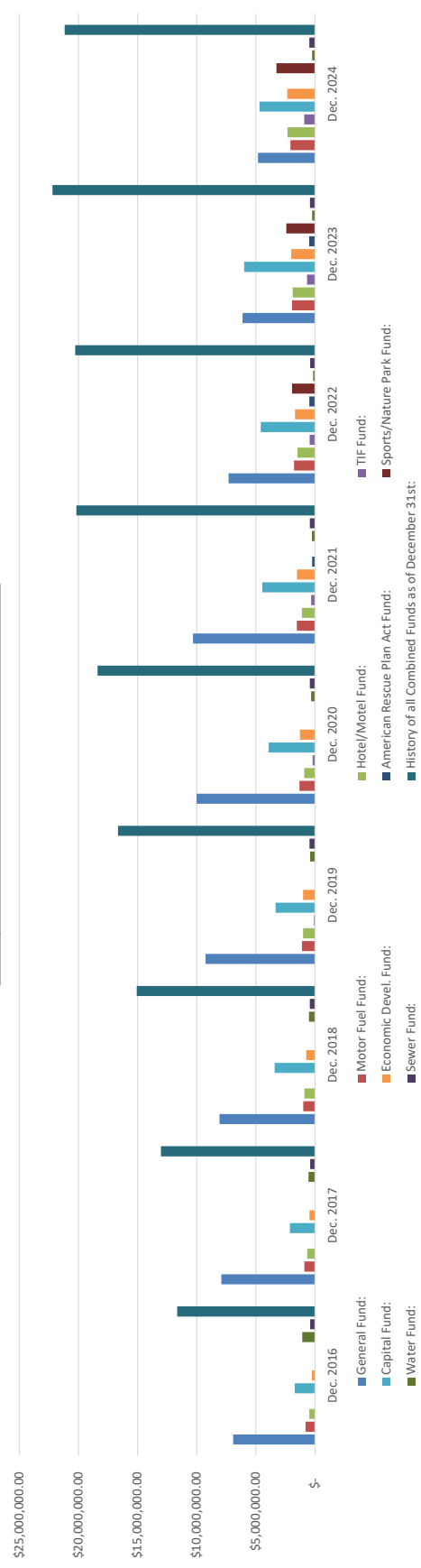


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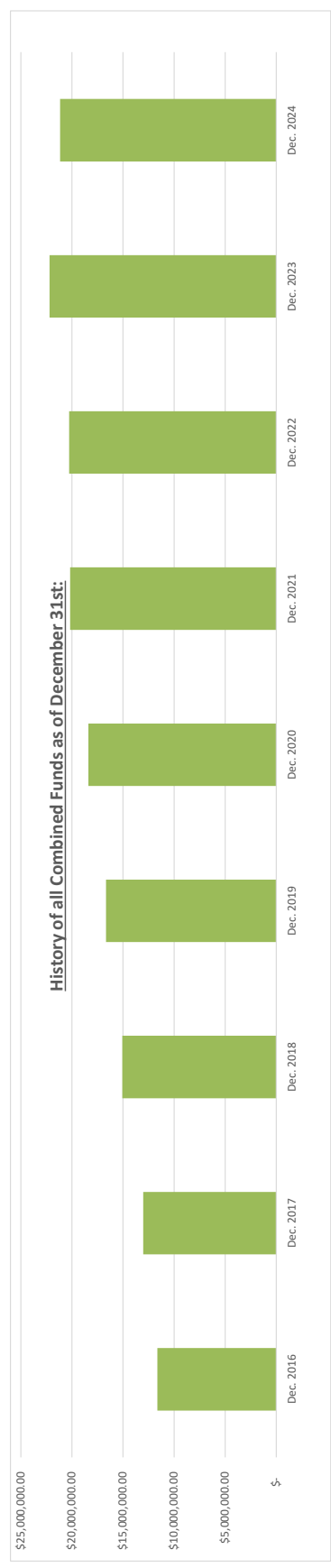
HISTORY BY EACH FUND BALANCE AS OF DECEMBER 31ST:

Year:	General Fund:	Motor Fuel Fund:	Hotel/Motel Fund:	TIF Fund:	Capital Fund:	Economic Devel. Fund:	American Rescue Plan Act Fund:	Sports/Nature Park Fund:	Water Fund:	Sewer Fund:	History of all Combined Funds as of December 31st:
Dec. 2016	\$ 6,918,159.00	\$ 795,519.02	\$ 474,324.15	\$ -	\$ 1,715,296.77	\$ 250,340.69	\$ -	\$ -	\$ 1,081,497.54	\$ 408,554.01	\$ 11,643,691.18
Dec. 2017	\$ 7,925,637.18	\$ 888,138.44	\$ 663,377.30	\$ -	\$ 2,122,010.94	\$ 467,708.49	\$ -	\$ -	\$ 553,200.55	\$ 412,232.92	\$ 13,032,305.82
Dec. 2018	\$ 8,077,934.55	\$ 985,561.28	\$ 892,626.15	\$ 26,373.08	\$ 3,414,476.02	\$ 738,217.51	\$ -	\$ -	\$ 499,170.71	\$ 435,093.34	\$ 15,069,452.64
Dec. 2019	\$ 9,259,033.03	\$ 1,105,691.64	\$ 1,004,014.33	\$ 82,273.30	\$ 3,331,238.31	\$ 1,009,718.40	\$ -	\$ -	\$ 409,811.64	\$ 461,719.07	\$ 16,663,499.72
Dec. 2020	\$ 10,013,214.78	\$ 1,318,680.34	\$ 907,563.83	\$ 198,300.31	\$ 3,916,906.23	\$ 1,264,078.79	\$ -	\$ -	\$ 331,136.75	\$ 441,548.83	\$ 18,391,429.86
Dec. 2021	\$ 10,315,617.49	\$ 1,532,874.34	\$ 1,107,073.04	\$ 327,338.12	\$ 4,458,805.49	\$ 1,517,885.48	\$ 236,802.55	\$ -	\$ 248,209.41	\$ 431,302.59	\$ 20,175,908.51
Dec. 2022	\$ 7,314,525.66	\$ 1,769,770.75	\$ 1,477,411.17	\$ 448,371.25	\$ 4,581,810.79	\$ 1,694,249.49	\$ 475,198.51	\$ 1,937,152.91	\$ 160,036.17	\$ 413,331.51	\$ 20,271,858.21
Dec. 2023	\$ 6,129,776.80	\$ 1,940,662.23	\$ 1,877,081.89	\$ 676,075.24	\$ 5,987,593.45	\$ 2,005,789.16	\$ 483,945.82	\$ 2,423,650.26	\$ 240,751.57	\$ 426,698.67	\$ 22,194,025.09
Dec. 2024	\$ 4,819,800.58	\$ 2,078,928.29	\$ 2,331,474.26	\$ 913,965.90	\$ 4,699,286.14	\$ 2,343,705.39	\$ -	\$ 3,262,198.14	\$ 245,101.27	\$ 471,405.15	\$ 21,165,865.12

History of each Fund Balance as of December 31st:



History of all Combined Funds as of December 31st:

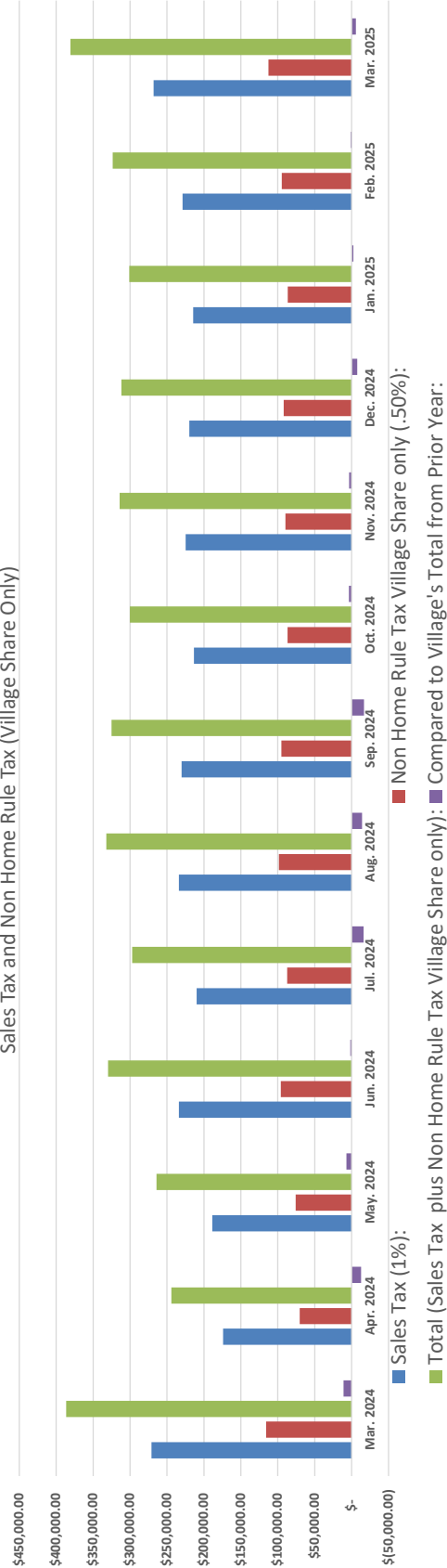


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Calendar Year:	Sales Tax (1%):	Non Home Rule Tax Village Share only (.50%):	Total (Sales Tax plus Non Home Rule Tax Village Share only):	Compared to Village's Total from Prior Year:	M/F School Payment for Non Home Rule Tax (.50%):
2016	\$ 2,287,729.65	\$ 1,015,990.69	\$ 3,303,720.34	\$ 26,339.86	\$ 1,015,990.69
2017	\$ 2,230,356.34	\$ 983,934.13	\$ 3,214,290.47	\$ (89,429.87)	\$ 990,805.91
2018	\$ 2,328,327.99	\$ 1,017,135.44	\$ 3,345,463.43	\$ 131,172.96	\$ 1,017,135.44
2019	\$ 2,387,019.43	\$ 994,551.54	\$ 3,381,570.97	\$ 36,107.54	\$ 994,551.55
2020	\$ 2,322,563.19	\$ 934,929.16	\$ 3,257,492.35	\$ (124,078.72)	\$ 934,929.15
2021	\$ 2,561,883.94	\$ 1,037,308.07	\$ 3,599,192.01	\$ 341,699.66	\$ 1,037,309.06
2022	\$ 2,552,463.82	\$ 1,044,853.08	\$ 3,597,316.90	\$ (1,875.11)	\$ 1,044,853.09
2023	\$ 2,626,527.04	\$ 1,100,590.74	\$ 3,727,117.78	\$ 129,800.88	\$ 1,100,590.74
2024	\$ 2,642,592.12	\$ 1,088,728.07	\$ 3,731,320.19	\$ (25,947.70)	\$ 1,088,728.07

Month of Sales:	Month Collected:	Sales Tax (1%):	Non Home Rule Tax Village Share only (.50%):	Total (Sales Tax plus Non Home Rule Tax Village Share only):	Compared to Village's Total from Prior Year:	M/F School Payment for Non Home Rule Tax (.50%):
Dec. 2023	Mar. 2024	\$ 270,933.96	\$ 115,624.64	\$ 386,558.60	\$ 10,854.32	\$ 115,624.63
Jan. 2024	Apr. 2024	\$ 173,952.02	\$ 70,218.81	\$ 244,170.83	\$ (12,949.18)	\$ 70,218.82
Feb. 2024	May. 2024	\$ 188,542.99	\$ 75,657.06	\$ 264,200.05	\$ 7,080.04	\$ 75,657.06
Mar. 2024	Jun. 2024	\$ 233,888.60	\$ 95,938.81	\$ 329,827.41	\$ 1,856.91	\$ 95,938.81
Apr. 2024	Jul. 2024	\$ 209,721.63	\$ 87,366.43	\$ 297,088.06	\$ (16,248.79)	\$ 87,366.42
May. 2024	Aug. 2024	\$ 233,809.56	\$ 98,486.86	\$ 332,296.42	\$ (14,050.84)	\$ 98,486.87
Jun. 2024	Sep. 2024	\$ 230,127.23	\$ 94,994.39	\$ 325,121.62	\$ (16,734.15)	\$ 94,994.39
Jul. 2024	Oct. 2024	\$ 213,567.92	\$ 86,669.15	\$ 300,237.07	\$ 3,515.70	\$ 86,669.15
Aug. 2024	Nov. 2024	\$ 224,640.50	\$ 89,559.89	\$ 314,200.39	\$ 3,343.90	\$ 89,559.89
Sep. 2024	Dec. 2024	\$ 219,764.07	\$ 92,018.46	\$ 311,782.53	\$ (7,644.24)	\$ 92,018.46
Oct. 2024	Jan. 2025	\$ 214,639.78	\$ 86,491.50	\$ 301,131.28	\$ (2,332.81)	\$ 86,491.50
Nov. 2024	Feb. 2025	\$ 228,994.11	\$ 94,651.50	\$ 323,645.61	\$ 1,272.49	\$ 94,651.49
Dec. 2024	Mar. 2025	\$ 268,102.53	\$ 112,673.95	\$ 380,776.48	\$ (5,782.12)	\$ 112,673.96
	2025 Total:	\$ 711,736.42	\$ 293,816.95	\$ 1,005,553.37	\$ (6,842.44)	\$ 293,816.95

Sales Tax and Non Home Rule Tax (Village Share Only)



G/L ACCT NUMBER	TITLE	FISCAL BUDGET	ACTUAL M-T-D	Y-T-D	UNEXPENDED BUDGET	% USED
01-00-311-1	PROP TAX-CORPORATE	\$217,300.00	\$0.00	\$0.00	\$217,300.00	.00
01-00-311-2	PROP TAX-POLICE	\$93,100.00	\$0.00	\$0.00	\$93,100.00	.00
01-00-311-3	PROP TAX-FICA	\$10,600.00	\$0.00	\$0.00	\$10,600.00	.00
01-00-311-4	PROP TAX AUDIT	\$15,000.00	\$0.00	\$0.00	\$15,000.00	.00
01-00-311-5	PROP TAX-INSURANCE	\$34,000.00	\$0.00	\$0.00	\$34,000.00	.00
01-00-311-6	PROP TAX-IMRF	\$15,400.00	\$0.00	\$0.00	\$15,400.00	.00
01-00-311-7	PROP TAX-ST LIGHTING	\$50,000.00	\$0.00	\$0.00	\$50,000.00	.00
01-00-311-8	PROP TAX-UNEMP INS	\$2,000.00	\$0.00	\$0.00	\$2,000.00	.00
01-00-321	LIQUOR LICENSE	\$30,500.00	\$0.00	\$0.00	\$30,500.00	.00
01-00-322	CANNABIS LICENSE	\$3,500.00	\$0.00	\$0.00	\$3,500.00	.00
01-00-325	FRANCHISE FEES	\$103,500.00	\$1,188.88	\$18,026.47	\$85,473.53	17.42
01-00-331	BUILDING PERMITS FEES	\$7,000.00	\$2,282.91	\$2,486.16	\$4,513.84	35.52
01-00-334	HVAC/MECHANICAL PERMIT FEES	\$1,200.00	\$120.00	\$120.00	\$1,080.00	10.00
01-00-336	LAND DISTURBANCE PERMIT FEES	\$200.00	\$0.00	\$0.00	\$200.00	.00
01-00-337	GOLF CART PERMIT FEES	\$3,000.00	\$850.00	\$850.00	\$2,150.00	28.33
01-00-339	OTHER PERMITS/ADMINISTRATIVE FEE	\$7,000.00	\$85.00	\$345.00	\$6,655.00	4.93
01-00-341	STATE INCOME TAX	\$600,000.00	\$35,766.66	\$159,744.43	\$440,255.57	26.62
01-00-342	REPLACEMENT TAX	\$6,800.00	\$836.92	\$1,323.90	\$5,476.10	19.47
01-00-344	GRANTS	\$7,000.00	\$0.00	\$0.00	\$7,000.00	.00
01-00-345	SALES TAX	\$2,700,000.00	\$268,102.53	\$711,736.42	\$1,988,263.58	26.36
01-00-345-1	SALES TAX INFRASTRUCTURE	\$1,125,000.00	\$112,673.95	\$293,816.95	\$831,183.05	26.12
01-00-345-2	SALES TAX INFRASTR SCHOOL	\$1,125,000.00	\$112,673.96	\$293,816.95	\$831,183.05	26.12
01-00-345-3	SALES TAX LOCAL USE	\$150,000.00	\$15,130.21	\$34,082.90	\$115,917.10	22.72
01-00-345-4	CANNABIS SALES TAX	\$10,000.00	\$0.00	\$0.00	\$10,000.00	.00
01-00-346	ROAD & BRIDGE TAX	\$107,000.00	\$0.00	\$0.00	\$107,000.00	.00
01-00-359	OTHER FINES	\$500.00	\$0.00	\$0.00	\$500.00	.00
01-00-360	ELECTRICAL INSPECTION FEES	\$5,000.00	\$360.00	\$480.00	\$4,520.00	9.60
01-00-374	PLAN REVIEW FEES	\$5,000.00	\$1,092.80	\$5,392.20	\$392.20-	107.84
01-00-375	LIBRARY FINES/FEES	\$3,000.00	\$273.84	\$569.92	\$2,430.08	19.00
01-00-381	INTEREST INCOME	\$240,000.00	\$20,613.19	\$51,253.39	\$188,746.61	21.36
01-00-382-2	BALL FIELD DIAMOND RENTAL FEES	\$11,500.00	\$0.00	\$4,805.00	\$6,695.00	41.78
01-00-382-3	COMM. CNTR RENTAL FEES	\$6,000.00	\$700.00	\$2,675.00	\$3,325.00	44.58
01-00-383	DONATIONS	\$0.00	\$482.00	\$482.00	\$482.00-	.00
01-00-385	FORSYTH FAMILY FEST	\$4,000.00	\$60.00	\$60.00	\$3,940.00	1.50
01-00-385-1	FORSYTH 1ST FRIDAYS/RUDOLPH MARK	\$2,700.00	\$0.00	\$0.00	\$2,700.00	.00
01-00-387	FARM INCOME	\$15,000.00	\$0.00	\$0.00	\$15,000.00	.00
01-00-388	LAND LEASE RISE BROADBAND	\$4,800.00	\$400.00	\$1,200.00	\$3,600.00	25.00
01-00-389	MISCELLANEOUS INCOME	\$19,000.00	\$2,038.73	\$5,835.05	\$13,164.95	30.71
01-00-390	EVENT SPONSORS	\$13,250.00	\$2,500.00	\$2,500.00	\$10,750.00	18.87
** TOTAL REVENUE		\$6,753,850.00	\$578,231.58	\$1,591,601.74	\$5,162,248.26	23.57
DEPARTMENT 00 TOTALS		\$6,753,850.00	\$578,231.58	\$1,591,601.74	\$5,162,248.26	23.57

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	ACTUAL M-T-D	Y-T-D	UNEXPENDED BUDGET	% USED
01-10-430	SALARIES-ELECTED	\$19,500.00	\$0.00	\$0.00	\$19,500.00	.00
01-10-549	OTHER PROFESSIONAL SERVICES	\$1,000.00	\$0.00	\$0.00	\$1,000.00	.00
01-10-554	PRINTING	\$400.00	\$0.00	\$0.00	\$400.00	.00
01-10-560	PROFESSIONAL DEVELOPMENT	\$275.00	\$0.00	\$0.00	\$275.00	.00
01-10-913	PROMOTIONAL	\$44,000.00	\$112.00	\$112.00	\$43,888.00	.25
01-10-914	FAMILY FEST	\$76,000.00	\$6,690.80	\$56,707.08	\$19,292.92	74.61
01-10-917	ACTIVITIES & EVENTS	\$35,200.00	\$315.28	\$18,790.59	\$16,409.41	53.38
01-10-917-1	FARMERS MARKET EVENT	\$15,000.00	\$0.00	\$4,312.00	\$10,688.00	28.75
01-10-918-1	ECONOMIC DEVELOPMENT CORP. (EDC)	\$10,000.00	\$0.00	\$0.00	\$10,000.00	.00
01-10-929	MISCELLANEOUS EXPENSES	\$1,600.00	\$55.18	\$727.16	\$872.84	45.45
** TOTAL EXPENSE		\$202,975.00	\$7,173.26	\$80,648.83	\$122,326.17	39.73
DEPARTMENT 10 TOTALS		\$202,975.00C	\$7,173.26CR	\$80,648.83C	\$122,326.17-	39.73

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	ACTUAL M-T-D	Y-T-D	UNEXPENDED BUDGET	% USED
01-11-421	SALARIES-REGULAR	\$320,050.00	\$24,401.44	\$85,625.96	\$234,424.04	26.75
01-11-423	SALARIES-OVERTIME	\$1,600.00	\$0.00	\$0.00	\$1,600.00	.00
01-11-451	HEALTH/DENTAL/VISION INSURANCE	\$56,600.00	\$4,544.57	\$19,412.41	\$37,187.59	34.30
01-11-453	IL UNEMPLOYMENT COMPENSATION	\$12,000.00	\$0.00	\$0.00	\$12,000.00	.00
01-11-461	FICA (CONTRIBUTION)	\$25,000.00	\$1,828.58	\$6,433.60	\$18,566.40	25.73
01-11-462	I M R F CONTRIBUTION	\$34,200.00	\$2,561.72	\$8,989.04	\$25,210.96	26.28
01-11-471	UNIFORM ALLOWANCE	\$2,000.00	\$1,180.26	\$1,180.26	\$819.74	59.01
01-11-511	BUILDING MAINTENANCE SERVICE	\$5,000.00	\$45.00	\$135.00	\$4,865.00	2.70
01-11-512	EQUIPMENT MAINTENANCE SERVICE	\$6,000.00	\$349.97	\$611.08	\$5,388.92	10.18
01-11-531	ACCOUNTING SERVICE	\$29,800.00	\$4,000.00	\$4,000.00	\$25,800.00	13.42
01-11-532	ENGINEERING SERVICE	\$85,000.00	\$2,230.20	\$5,764.37	\$79,235.63	6.78
01-11-533	LEGAL SERVICE	\$70,000.00	\$6,875.00	\$6,875.00	\$63,125.00	9.82
01-11-535	DEPUTY CONTRACT	\$692,600.00	\$0.00	\$0.00	\$692,600.00	.00
01-11-537	IT SERVICE	\$39,800.00	\$502.20	\$19,352.40	\$20,447.60	48.62
01-11-547	ELECTRICAL INSPECTION	\$3,500.00	\$180.00	\$660.00	\$2,840.00	18.86
01-11-549	OTHER PROFESSIONAL SERVICES	\$38,300.00	\$9,557.84	\$10,077.32	\$28,222.68	26.31
01-11-549-1	VILLAGE VISION	\$2,000.00	\$0.00	\$0.00	\$2,000.00	.00
01-11-551	POSTAGE	\$6,000.00	\$500.00	\$500.00	\$5,500.00	8.33
01-11-552	TELEPHONE/ INTERNET SERVICES	\$7,300.00	\$665.29	\$1,926.20	\$5,373.80	26.39
01-11-553	PUBLISHING	\$3,000.00	\$99.38	\$398.15	\$2,601.85	13.27
01-11-554	PRINTING	\$2,500.00	\$0.00	\$0.00	\$2,500.00	.00
01-11-556	CODIFICATION SERVICES	\$5,000.00	\$0.00	\$0.00	\$5,000.00	.00
01-11-560	PROFESSIONAL DEVELOPMENT	\$18,600.00	\$0.00	\$406.07	\$18,193.93	2.18
01-11-571	UTILITIES	\$13,200.00	\$958.81	\$1,108.81	\$12,091.19	8.40
01-11-594	RISK MANAGEMENT CONTRIBUTION	\$87,000.00	\$0.00	\$0.00	\$87,000.00	.00
01-11-611	BUILDING MAINTENANCE SUPPLIES	\$700.00	\$0.00	\$0.00	\$700.00	.00
01-11-612	EQUIPMENT MAINTENANCE SUPPLIES	\$100.00	\$0.00	\$0.00	\$100.00	.00
01-11-617	GROUND MAINTENANCE SUPPLIES	\$100.00	\$0.00	\$0.00	\$100.00	.00
01-11-651	OFFICE SUPPLIES/FURNITURE	\$3,000.00	\$204.71	\$761.25	\$2,238.75	25.38
01-11-651-1	COMPUTER/EQUIPMENT	\$4,000.00	\$0.00	\$0.00	\$4,000.00	.00
01-11-654	JANITORIAL SUPPLIES	\$700.00	\$0.00	\$0.00	\$700.00	.00
01-11-929	MISCELLANEOUS EXPENSE	\$3,000.00	\$66.71	\$224.20	\$2,775.80	7.47
01-11-929-1	COMMUNITY ROOM REFUNDS	\$500.00	\$200.00	\$500.00	\$0.00	100.00
01-11-929-2	GOLF CART PERMIT EXPENSES	\$300.00	\$343.62	\$343.62	\$43.62-	114.54
01-11-999-7	SCHOOL AGREEMENT	\$1,125,000.00	\$112,673.96	\$112,673.96	\$1,012,326.04	10.02
** TOTAL EXPENSE		\$2,703,450.00	\$173,969.26	\$287,958.70	\$2,415,491.30	10.65
DEPARTMENT 11 TOTALS		\$2,703,450.00C	\$173,969.26CR	\$287,958.70C	\$2,415,491.30-	10.65

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	ACTUAL M-T-D	Y-T-D	UNEXPENDED BUDGET	% USED
STREETS						
01-41-421	SALARIES-REGULAR	\$283,000.00	\$24,943.85	\$93,704.90	\$189,295.10	33.11
01-41-423	SALARIES-OVERTIME	\$12,000.00	\$446.70	\$3,233.78	\$8,766.22	26.95
01-41-451	HEALTH/DENTAL/VISION INSURANCE	\$71,500.00	\$5,125.97	\$20,544.81	\$50,955.19	28.73
01-41-461	FICA (CONTRIBUTION)	\$23,000.00	\$1,849.84	\$7,140.37	\$15,859.63	31.05
01-41-462	I M R F (CONTRIBUTION)	\$31,500.00	\$2,706.65	\$10,333.67	\$21,166.33	32.81
01-41-471	UNIFORM ALLOWANCE	\$4,000.00	\$0.00	\$559.95	\$3,440.05	14.00
01-41-511	BUILDING MAINTENANCE SERVICE	\$60,000.00	\$0.00	\$0.00	\$60,000.00	.00
01-41-512	EQUIPMENT MAINTENANCE SERVICE	\$35,000.00	\$408.82	\$1,619.91	\$33,380.09	4.63
01-41-513	VEHICLE MAINTENANCE SERVICE	\$10,000.00	\$6,790.68	\$6,790.68	\$3,209.32	67.91
01-41-514	STREET MAINTENANCE SERVICE	\$20,000.00	\$0.00	\$0.00	\$20,000.00	.00
01-41-515	NOI STORMWATER MAINTENANCE SERVICE	\$5,000.00	\$0.00	\$0.00	\$5,000.00	.00
01-41-515-1	STREET STORM SEWER MAINTENANCE	\$50,000.00	\$0.00	\$0.00	\$50,000.00	.00
01-41-517	GROUND MAINTENANCE SERVICE	\$25,000.00	\$0.00	\$0.00	\$25,000.00	.00
01-41-517-1	LANDSCAPING TREE SERVICES	\$5,000.00	\$0.00	\$0.00	\$5,000.00	.00
01-41-518	SIDEWALK MAINTENANCE	\$25,000.00	\$0.00	\$0.00	\$25,000.00	.00
01-41-532	ENGINEERING SERVICE	\$10,000.00	\$0.00	\$640.90	\$9,359.10	6.41
01-41-534	MEDICAL SERVICE	\$200.00	\$0.00	\$0.00	\$200.00	.00
01-41-549	OTHER PROFESSIONAL SERVICES	\$10,000.00	\$575.00	\$575.00	\$9,425.00	5.75
01-41-552	TELEPHONE/INTERNET	\$1,500.00	\$328.10	\$948.29	\$551.71	63.22
01-41-560	PROFESSIONAL DEVELOPMENT	\$15,000.00	\$0.00	\$825.00	\$14,175.00	5.50
01-41-571	UTILITIES	\$12,000.00	\$1,897.35	\$2,264.56	\$9,735.44	18.87
01-41-572	STREET LIGHTING & REPAIRS	\$65,000.00	\$7,054.39	\$13,942.20	\$51,057.80	21.45
01-41-578	DUMPSTER ROLL OFF/TRASH	\$12,000.00	\$618.36	\$1,810.90	\$10,189.10	15.09
01-41-579	TRAFFIC LIGHTS & REPAIRS	\$15,000.00	\$595.37	\$595.37	\$14,404.63	3.97
01-41-611	BUILDING MAINTENANCE SUPPLIES	\$1,500.00	\$103.41	\$103.41	\$1,396.59	6.89
01-41-612	EQUIPMENT MAINTENANCE SUPPLIES	\$6,000.00	\$221.29	\$398.44	\$5,601.56	6.64
01-41-613	VEHICLE MAINTENANCE SUPPLIES	\$5,000.00	\$41.96	\$375.60	\$4,624.40	7.51
01-41-614	STREET MAINTENANCE SUPPLIES	\$7,000.00	\$996.65	\$1,548.67	\$5,451.33	22.12
01-41-615-1	STORM SEWER MAINTENANCE SUPPLIES	\$4,000.00	\$0.00	\$0.00	\$4,000.00	.00
01-41-616	SNOW REMOVAL SUPPLIES	\$20,000.00	\$4,820.23	\$7,437.89	\$12,562.11	37.19
01-41-617	GROUND MAINTENANCE SUPPLIES	\$1,000.00	\$0.00	\$11.88	\$988.12	1.19
01-41-651	OFFICE SUPPLIES	\$3,000.00	\$183.98CR	\$183.98C	\$3,183.98	6.13-
01-41-652	OPERATING SUPPLIES	\$20,000.00	\$1,144.49	\$3,188.24	\$16,811.76	15.94
01-41-653	SMALL TOOLS	\$3,000.00	\$26.25	\$343.23	\$2,656.77	11.44
01-41-654	JANITORIAL SUPPLIES	\$5,000.00	\$35.41	\$259.50	\$4,740.50	5.19
01-41-655	FUEL	\$30,000.00	\$991.45	\$2,568.59	\$27,431.41	8.56
01-41-929	MISCELLANEOUS EXPENSE	\$2,000.00	\$0.00	\$0.00	\$2,000.00	.00
** TOTAL EXPENSE		\$908,200.00	\$61,538.24	\$181,581.76	\$726,618.24	19.99
DEPARTMENT 41 TOTALS		\$908,200.00C	\$61,538.24CR	\$181,581.76C	\$726,618.24-	19.99

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	ACTUAL M-T-D	Y-T-D	UNEXPENDED BUDGET	% USED
PARK						
01-52-421	SALARIES-REGULAR	\$290,000.00	\$16,192.78	\$45,904.26	\$244,095.74	15.83
01-52-423	SALARIES-OVERTIME	\$22,000.00	\$364.29	\$1,387.70	\$20,612.30	6.31
01-52-451	HEALTH/DENTAL/VISION INSURANCE	\$85,120.00	\$8,612.09	\$34,746.14	\$50,373.86	40.82
01-52-461	FICA (CONTRIBUTION)	\$23,900.00	\$1,199.78	\$3,423.94	\$20,476.06	14.33
01-52-462	IMRF CONTRIBUTION	\$33,300.00	\$1,733.01	\$5,009.33	\$28,290.67	15.04
01-52-471	UNIFORM ALLOWANCE	\$3,000.00	\$0.00	\$0.00	\$3,000.00	.00
01-52-511	BUILDING MAINTENANCE SERVICE	\$45,000.00	\$0.00	\$0.00	\$45,000.00	.00
01-52-512	EQUIPMENT MAINTENANCE SERVICE	\$20,000.00	\$10,075.88	\$10,075.88	\$9,924.12	50.38
01-52-513	VEHICLE MAINTENANCE SERVICE	\$2,000.00	\$0.00	\$0.00	\$2,000.00	.00
01-52-517	GROUND MAINTENANCE SERVICES	\$30,000.00	\$0.00	\$0.00	\$30,000.00	.00
01-52-517-1	PARK LANDSCAPING SERVICE	\$15,000.00	\$0.00	\$0.00	\$15,000.00	.00
01-52-520	BIKE TRAIL MAINT. SERVICE	\$20,000.00	\$0.00	\$0.00	\$20,000.00	.00
01-52-532	ENGINEERING SERVICE	\$4,000.00	\$0.00	\$1,173.70	\$2,826.30	29.34
01-52-549	OTHER PROFESSIONAL SERVICE	\$3,000.00	\$306.00	\$918.00	\$2,082.00	30.60
01-52-552	TELEPHONE/INTERNET SERVICES	\$2,000.00	\$42.20	\$84.40	\$1,915.60	4.22
01-52-560	PROFESSIONAL DEVELOPMENT	\$2,000.00	\$0.00	\$0.00	\$2,000.00	.00
01-52-571	UTILITIES	\$20,000.00	\$5,732.29	\$5,732.29	\$14,267.71	28.66
01-52-578	TRASH SERVICE (DUMPSTER)	\$4,000.00	\$272.09	\$780.65	\$3,219.35	19.52
01-52-611	BUILDING MAINTENANCE SUPPLIES	\$6,000.00	\$218.16	\$982.05	\$5,017.95	16.37
01-52-612	EQUIPMENT MAINTENANCE SUPPLIES	\$10,000.00	\$4,751.83	\$4,930.62	\$5,069.38	49.31
01-52-613	VEHICLE MAINTENANCE SUPPLIES	\$400.00	\$0.00	\$0.00	\$400.00	.00
01-52-617	GROUND MAINTENANCE SUPPLIES	\$40,000.00	\$59.98	\$282.37	\$39,717.63	.71
01-52-617-1	PARK LANDSCAPING	\$4,000.00	\$0.00	\$0.00	\$4,000.00	.00
01-52-620	BIKE PATH MAINTENANCE	\$2,000.00	\$0.00	\$0.00	\$2,000.00	.00
01-52-652	OPERATING SUPPLIES	\$30,000.00	\$838.38	\$1,440.22	\$28,559.78	4.80
01-52-653	SMALL TOOLS	\$1,000.00	\$10.98	\$10.98	\$989.02	1.10
01-52-654	JANITORIAL SUPPLIES	\$6,000.00	\$391.21	\$391.21	\$5,608.79	6.52
01-52-655	FUEL	\$17,500.00	\$0.00	\$986.58	\$16,513.42	5.64
01-52-913	SUMMER PARK PROGRAM	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00	100.00
01-52-929	MISCELLANEOUS EXPENSE	\$2,000.00	\$0.00	\$1,000.00	\$1,000.00	50.00
** TOTAL EXPENSE		\$748,220.00	\$55,800.95	\$124,260.32	\$623,959.68	16.61
DEPARTMENT 52 TOTALS		\$748,220.00C	\$55,800.95CR	\$124,260.32C	\$623,959.68-	16.61

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	M-T-D	ACTUAL Y-T-D	UNEXPENDED BUDGET	% USED
LIBRARY						
01-53-421	SALARIES-REGULAR	\$290,000.00	\$22,270.40	\$80,953.01	\$209,046.99	27.91
01-53-423	SALARIES-OVERTIME	\$2,000.00	\$350.52	\$510.66	\$1,489.34	25.53
01-53-451	HEALTH/DENTAL/VISION INSURANCE	\$87,000.00	\$6,407.91	\$25,713.50	\$61,286.50	29.56
01-53-461	FICA (CONTRIBUTION)	\$22,500.00	\$1,649.04	\$5,983.05	\$16,516.95	26.59
01-53-462	I M R F (CONTRIBUTION)	\$31,000.00	\$2,267.32	\$8,191.14	\$22,808.86	26.42
01-53-471	UNIFORM ALLOWANCE	\$500.00	\$0.00	\$540.07	\$40.07-	108.01
01-53-511	BUILDING MAINTENANCE SERVICE	\$2,500.00	\$65.00	\$245.00	\$2,255.00	9.80
01-53-512	EQUIPMENT/LEASE MAINTENANCE SERV	\$2,500.00	\$188.75	\$662.98	\$1,837.02	26.52
01-53-537	DATA PROCESSING SERVICE	\$16,000.00	\$0.00	\$0.00	\$16,000.00	.00
01-53-540	ONLINE SOURCES	\$7,500.00	\$1,860.00	\$1,860.00	\$5,640.00	24.80
01-53-540-1	DIGITAL LIBRARY SERVICE	\$1,500.00	\$800.00	\$800.00	\$700.00	53.33
01-53-549	OTHER PROFESSIONAL SERVICES	\$4,000.00	\$0.00	\$0.00	\$4,000.00	.00
01-53-551	POSTAGE	\$700.00	\$73.00	\$73.00	\$627.00	10.43
01-53-552	TELEPHONE/INTERNET	\$1,000.00	\$389.02	\$1,167.06	\$167.06-	116.71
01-53-560	PROFESSIONAL DEVELOPMENT	\$4,000.00	\$6.94	\$346.94	\$3,653.06	8.67
01-53-571	UTILITIES	\$18,000.00	\$2,557.98	\$3,035.76	\$14,964.24	16.87
01-53-578	TRASH SERVICE (DUMPSTER)	\$2,200.00	\$181.39	\$520.44	\$1,679.56	23.66
01-53-611	BUILDING MAINTENANCE SUPPLIES	\$500.00	\$17.46	\$467.19	\$32.81	93.44
01-53-612	EQUIPMENT MAINTENANCE SUPPLIES	\$500.00	\$0.00	\$0.00	\$500.00	.00
01-53-617	GROUND MAINTENANCE SUPPLIES	\$500.00	\$0.00	\$0.00	\$500.00	.00
01-53-651	OFFICE SUPPLIES	\$4,000.00	\$86.42	\$161.39	\$3,838.61	4.03
01-53-651-1	COMPUTER/EQUIPMENT	\$5,500.00	\$0.00	\$2,430.97	\$3,069.03	44.20
01-53-651-3	FURNITURE	\$38,500.00	\$7,486.80	\$7,486.80	\$31,013.20	19.45
01-53-654	JANITORIAL SUPPLIES	\$1,500.00	\$19.98	\$95.89	\$1,404.11	6.39
01-53-659	LIBRARY SUPPLIES	\$1,000.00	\$0.00	\$29.10	\$970.90	2.91
01-53-671	BOOKS	\$32,000.00	\$1,866.81	\$3,878.04	\$28,121.96	12.12
01-53-672	PERIODICALS	\$6,000.00	\$1,298.00	\$1,715.00	\$4,285.00	28.58
01-53-681	AUDIO VISUAL	\$8,650.00	\$94.39	\$2,129.87	\$6,520.13	24.62
01-53-909	PURCHASES FROM DONATIONS	\$2,000.00	\$273.45	\$273.45	\$1,726.55	13.67
01-53-910	REIMBURSEMENT TO OTHER LIBRARIES	\$200.00	\$0.00	\$0.00	\$200.00	.00
01-53-912	LIBRARY ACCESSORIES	\$750.00	\$0.00	\$66.12	\$683.88	8.82
01-53-913	PROMOTIONAL AND PROGRAMMING	\$25,000.00	\$926.97	\$2,770.84	\$22,229.16	11.08
01-53-921	HISTORICAL PURCHASES	\$2,500.00	\$0.00	\$1,700.00	\$800.00	68.00
01-53-921-1	HISTORICAL AREA GRANT EXPENSES	\$1,640.00	\$0.00	\$0.00	\$1,640.00	.00
01-53-929	MISCELLANEOUS EXPENSE	\$500.00	\$0.00	\$0.00	\$500.00	.00
** TOTAL EXPENSE		\$624,140.00	\$51,137.55	\$153,807.27	\$470,332.73	24.64
DEPARTMENT 53 TOTALS		\$624,140.00C	\$51,137.55CR	\$153,807.27C	\$470,332.73-	24.64
** FUND	01	TOTAL				
EXPENSE TOTAL		\$5,186,985.00	\$228,612.32	\$763,344.86		
REVENUE TOTAL		\$6,753,850.00	\$349,619.26	\$828,256.88	\$4,358,728.12	
			\$578,231.58	\$1,591,601.74	\$5,162,248.26	

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	M-T-D	ACTUAL Y-T-D	UNEXPENDED BUDGET	% USED
15-00-343	MOTOR FUEL TAX - ST OF IL	\$200,000.00	\$14,176.58	\$41,876.73	\$158,123.27	20.94
15-00-381	INTEREST INCOME	\$74,000.00	\$9,264.74	\$19,535.31	\$54,464.69	26.40
** TOTAL REVENUE		\$274,000.00	\$23,441.32	\$61,412.04	\$212,587.96	22.41
15-00-864-2	MOON & ELWOOD STREET SIDEWALK IM	\$430,000.00	\$0.00	\$0.00	\$430,000.00	.00
15-00-874-2	BARNETT AVE RECONSTRUCTION	\$125,000.00	\$624.00	\$6,090.97	\$118,909.03	4.87
15-00-874-3	US RT 51 MEDIAN/INTERSECTIONS IM	\$548,200.00	\$0.00	\$0.00	\$548,200.00	.00
** TOTAL EXPENSE		\$1,103,200.00	\$624.00	\$6,090.97	\$1,097,109.03	.55
DEPARTMENT 00 TOTALS		\$829,200.00C	\$22,817.32	\$55,321.07	\$884,521.07-	6.67-
** FUND	15	TOTAL				
EXPENSE TOTAL		\$1,103,200.00	\$624.00	\$6,090.97	\$1,097,109.03	
REVENUE TOTAL		\$274,000.00	\$23,441.32	\$61,412.04	\$212,587.96	

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	M-T-D	ACTUAL Y-T-D	UNEXPENDED BUDGET	% USED
16-00-314	HOTEL/MOTEL 5%TAX	\$540,000.00	\$33,807.17	\$99,707.95	\$440,292.05	18.46
16-00-381	INTEREST INCOME	\$50,000.00	\$6,249.40	\$15,913.45	\$34,086.55	31.83
** TOTAL REVENUE		\$590,000.00	\$40,056.57	\$115,621.40	\$474,378.60	19.60
16-00-890	DISC GOLF COURSE UPDATES	\$5,000.00	\$0.00	\$0.00	\$5,000.00	.00
16-00-893-1	D # 1 & 2 MISC. UPDATES/CHANGES	\$500,000.00	\$217,862.74	\$217,862.74	\$282,137.26	43.57
16-00-911	OTHER EVENTS	\$20,000.00	\$14,495.00	\$14,495.00	\$5,505.00	72.48
16-00-911-1	FARM PROGRESS	\$10,000.00	\$0.00	\$0.00	\$10,000.00	.00
16-00-911-3	DACVB	\$75,000.00	\$75,000.00	\$75,000.00	\$0.00	100.00
16-00-911-5	DISC GOLF TOURNAMENT	\$28,000.00	\$0.00	\$28,000.00	\$0.00	100.00
16-00-929	MISCELLANEOUS EXPENSE	\$1,450.00	\$0.00	\$0.00	\$1,450.00	.00
** TOTAL EXPENSE		\$639,450.00	\$307,357.74	\$335,357.74	\$304,092.26	52.44
DEPARTMENT 00 TOTALS		\$49,450.00C	\$267,301.17CR	\$219,736.34C	\$170,286.34	444.36
** FUND	16	TOTAL				
EXPENSE TOTAL		\$639,450.00	\$307,357.74	\$335,357.74	\$304,092.26	
REVENUE TOTAL		\$590,000.00	\$40,056.57	\$115,621.40	\$474,378.60	

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	M-T-D	ACTUAL Y-T-D	UNEXPENDED BUDGET	% USED
18-00-311-9	PROPERTY TAX TIF	\$625,100.00	\$0.00	\$0.00	\$625,100.00	.00
18-00-381	INTEREST INCOME	\$15,000.00	\$1,615.24	\$4,754.59	\$10,245.41	31.70
** TOTAL REVENUE		\$640,100.00	\$1,615.24	\$4,754.59	\$635,345.41	.74
18-00-531	ACCOUNTING SERVICES	\$2,000.00	\$0.00	\$0.00	\$2,000.00	.00
18-00-549	OTHER PROFESSIONAL SERVICES	\$32,000.00	\$0.00	\$0.00	\$32,000.00	.00
18-00-928	REDEVELOPMENT AGREEMENT PAYMENTS	\$115,000.00	\$0.00	\$0.00	\$115,000.00	.00
18-00-928-1	REVITALIZATION TIF GRANT PROGRAM	\$50,000.00	\$0.00	\$0.00	\$50,000.00	.00
18-00-999-7	SCHOOL AGREEMENT	\$125,100.00	\$0.00	\$0.00	\$125,100.00	.00
** TOTAL EXPENSE		\$324,100.00	\$0.00	\$0.00	\$324,100.00	.00
DEPARTMENT 00 TOTALS		\$316,000.00	\$1,615.24	\$4,754.59	\$311,245.41	1.50
** FUND	18	TOTAL	\$1,615.24	\$4,754.59		
EXPENSE TOTAL		\$324,100.00	\$0.00	\$0.00	\$324,100.00	
REVENUE TOTAL		\$640,100.00	\$1,615.24	\$4,754.59	\$635,345.41	

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	ACTUAL M-T-D	Y-T-D	UNEXPENDED BUDGET	% USED
30-00-344	GRANTS	\$363,920.00	\$0.00	\$0.00	\$363,920.00	.00
30-00-375	IEPA LOAN FOR WELL 7	\$1,000,000.00	\$0.00	\$0.00	\$1,000,000.00	.00
30-00-381	INTEREST INCOME	\$155,400.00	\$11,093.13	\$33,160.41	\$122,239.59	21.34
30-00-399	INTER FUND TRANSFERS IN	\$1,830,000.00	\$0.00	\$0.00	\$1,830,000.00	.00
** TOTAL REVENUE		\$3,349,320.00	\$11,093.13	\$33,160.41	\$3,316,159.59	.99
30-00-810-4	AUTO TRANSFER SWITCH GEN (WATER	\$45,000.00	\$0.00	\$0.00	\$45,000.00	.00
30-00-810-6	WELL 7 & RAW WATER MAIN EXTENSIO	\$404,000.00	\$137,674.96	\$137,674.96	\$266,325.04	34.08
30-00-810-8	WATER TOWER,GROUND STORAGE TANK,	\$1,230,000.00	\$0.00	\$0.00	\$1,230,000.00	.00
30-00-812-1	INSERT HYDRANT VALVES	\$45,000.00	\$0.00	\$0.00	\$45,000.00	.00
30-00-835	GRADE SCHOOL WALKING TRAIL	\$580,000.00	\$364.58	\$364.58	\$579,635.42	.06
30-00-851	LIBRARY REPAIRS & ADA EXTERIOR D	\$241,200.00	\$0.00	\$0.00	\$241,200.00	.00
30-00-860	RESURFACE PARKING LOTS A,B,C&D	\$845,400.00	\$0.00	\$491.94	\$844,908.06	.06
30-00-862-10	STREET REPAIR ASPHALT BOX	\$35,000.00	\$0.00	\$0.00	\$35,000.00	.00
30-00-862-5	DUMP TRUCK	\$110,000.00	\$0.00	\$0.00	\$110,000.00	.00
30-00-862-7	TRAILER	\$12,000.00	\$0.00	\$3,750.00	\$8,250.00	31.25
30-00-864	STREET STRIPING PAVEMENT PROGRAM	\$82,500.00	\$0.00	\$0.00	\$82,500.00	.00
30-00-864-11	ST. MAINT. TOTAL PATCHER	\$125,000.00	\$0.00	\$0.00	\$125,000.00	.00
30-00-864-4	WOODLAND HILLS REHABILITATION	\$0.00	\$768.00	\$4,644.81	\$4,644.81-	.00
30-00-882	ANNUAL PAVEMENT DESIGN	\$500,000.00	\$0.00	\$0.00	\$500,000.00	.00
30-00-885-2	VILLAGE HALL METAL ROOF	\$66,000.00	\$0.00	\$0.00	\$66,000.00	.00
30-00-885-3	D#4 PRESS BOX ROOFS	\$5,400.00	\$0.00	\$0.00	\$5,400.00	.00
30-00-885-4	VETERAN'S PAVILION METAL ROOF	\$14,560.00	\$0.00	\$0.00	\$14,560.00	.00
30-00-892	PARK TRAIL RESTORATION, SEALCOAT	\$380,000.00	\$0.00	\$0.00	\$380,000.00	.00
30-00-895-7	VETERAN'S POND REPAIR	\$55,000.00	\$0.00	\$0.00	\$55,000.00	.00
30-00-898	PRAIRIE WINDS DEVELOPMENT	\$1,830,000.00	\$0.00	\$0.00	\$1,830,000.00	.00
** TOTAL EXPENSE		\$6,606,060.00	\$138,807.54	\$146,926.29	\$6,459,133.71	2.22
DEPARTMENT 00 TOTALS		\$3,256,740.00C	\$127,714.41CR	\$113,765.88C	\$3,142,974.12-	3.49
** FUND	30	TOTAL	\$127,714.41CR	\$113,765.88CR		
EXPENSE TOTAL		\$6,606,060.00	\$138,807.54	\$146,926.29	\$6,459,133.71	
REVENUE TOTAL		\$3,349,320.00	\$11,093.13	\$33,160.41	\$3,316,159.59	

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	M-T-D	ACTUAL Y-T-D	UNEXPENDED BUDGET	% USED
31-00-366	LOAN INCENTIVE REPAYMENTS	\$16,690.00	\$0.00	\$0.00	\$16,690.00	.00
31-00-381	INTEREST REVENUE	\$45,000.00	\$7,046.47	\$20,116.53	\$24,883.47	44.70
31-00-392	PROCEEDS-SALE OF PROPERTY	\$400,000.00	\$0.00	\$0.00	\$400,000.00	.00
** TOTAL REVENUE		\$461,690.00	\$7,046.47	\$20,116.53	\$441,573.47	4.36
31-00-898-1	CRAWFORD'S GYM INFRANSTRUCTURE	\$400,000.00	\$0.00	\$0.00	\$400,000.00	.00
31-00-999-4	ECON. DEVEL. TRANSFER (OUT) TO C	\$1,830,000.00	\$0.00	\$0.00	\$1,830,000.00	.00
** TOTAL EXPENSE		\$2,230,000.00	\$0.00	\$0.00	\$2,230,000.00	.00
DEPARTMENT 00 TOTALS		\$1,768,310.00C	\$7,046.47	\$20,116.53	\$1,788,426.53-	1.14-
** FUND	31	TOTAL				
EXPENSE TOTAL		\$2,230,000.00	\$7,046.47	\$20,116.53	\$2,230,000.00	
REVENUE TOTAL		\$461,690.00	\$7,046.47	\$20,116.53	\$441,573.47	

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	M-T-D	ACTUAL Y-T-D	UNEXPENDED BUDGET	% USED
38-00-381	INTEREST INCOME	\$60,000.00	\$8,205.30	\$21,275.44	\$38,724.56	35.46
	** TOTAL REVENUE	\$60,000.00	\$8,205.30	\$21,275.44	\$38,724.56	35.46
38-00-863-1	OSLAD DESIGN CONSTRUCTION OBSERV	\$960,000.00	\$6,745.79	\$14,998.56	\$945,001.44	1.56
38-00-863-2	SPORTS/NATURE PARK TRAIL/PARK LO	\$100,000.00	\$0.00	\$0.00	\$100,000.00	.00
	** TOTAL EXPENSE	\$1,060,000.00	\$6,745.79	\$14,998.56	\$1,045,001.44	1.41
	DEPARTMENT 00 TOTALS	\$1,000,000.00C	\$1,459.51	\$6,276.88	\$1,006,276.88-	.63-
** FUND	38	TOTAL				
EXPENSE TOTAL		\$1,060,000.00	\$1,459.51	\$6,276.88		
REVENUE TOTAL		\$60,000.00	\$8,205.30	\$21,275.44	\$1,045,001.44	
					\$38,724.56	

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	ACTUAL M-T-D	Y-T-D	UNEXPENDED BUDGET	% USED
51-00-361	WATER REVENUE	\$750,000.00	\$48,750.67	\$154,752.48	\$595,247.52	20.63
51-00-365	TAP ON FEES	\$6,000.00	\$0.00	\$0.00	\$6,000.00	.00
51-00-367	METERS/INSPECTIONS	\$4,000.00	\$0.00	\$0.00	\$4,000.00	.00
51-00-372	OREANA WATER REVENUE	\$76,000.00	\$7,336.16	\$22,441.86	\$53,558.14	29.53
51-00-381	INTEREST INCOME	\$9,000.00	\$565.27	\$1,556.72	\$7,443.28	17.30
51-00-389	MISCELLANEOUS	\$1,000.00	\$25.00	\$250.00	\$750.00	25.00
** TOTAL REVENUE		\$846,000.00	\$56,677.10	\$179,001.06	\$666,998.94	21.16
51-00-421	SALARIES-REGULAR	\$135,000.00	\$9,049.01	\$30,731.47	\$104,268.53	22.76
51-00-423	SALARIES-OVERTIME	\$14,600.00	\$1,329.32	\$4,441.02	\$10,158.98	30.42
51-00-451	HEALTH/DENTAL/VISION INSURANCE	\$27,000.00	\$2,230.55	\$8,963.13	\$18,036.87	33.20
51-00-461	FICA (CONTRIBUTION)	\$12,000.00	\$773.70	\$2,627.95	\$9,372.05	21.90
51-00-462	I M R F CONTRIBUTION	\$16,000.00	\$1,106.33	\$3,749.39	\$12,250.61	23.43
51-00-471	UNIFORMS	\$2,500.00	\$0.00	\$0.00	\$2,500.00	.00
51-00-511	BUILDING MAINTENANCE SERVICE	\$70,000.00	\$0.00	\$0.00	\$70,000.00	.00
51-00-512	EQUIPMENT MAINTENANCE SERVICE	\$100,000.00	\$20,480.55	\$20,978.55	\$79,021.45	20.98
51-00-513	VEHICLE MAINTENANCE SERVICE	\$100.00	\$0.00	\$0.00	\$100.00	.00
51-00-532	ENGINEERING SERVICE	\$20,000.00	\$0.00	\$0.00	\$20,000.00	.00
51-00-547	PLUMBING INSPECTION	\$1,500.00	\$0.00	\$0.00	\$1,500.00	.00
51-00-549	OTHER PROFESSIONAL SERVICES	\$15,000.00	\$800.00	\$12,544.69	\$2,455.31	83.63
51-00-549-1	OUT SOURCE UTILITY BILLING	\$7,000.00	\$762.17	\$1,348.84	\$5,651.16	19.27
51-00-549-2	ONLINE PAYMENT FEES	\$4,000.00	\$332.82	\$670.39	\$3,329.61	16.76
51-00-551	POSTAGE	\$100.00	\$0.00	\$0.00	\$100.00	.00
51-00-552	TELEPHONE/INTERNET	\$8,000.00	\$536.89	\$1,360.36	\$6,639.64	17.00
51-00-560	PROFESSIONAL DEVELOPMENT	\$4,000.00	\$1,582.67	\$1,964.67	\$2,035.33	49.12
51-00-571	UTILITIES	\$100,000.00	\$9,041.19	\$13,192.97	\$86,807.03	13.19
51-00-611	BUILDING MAINTENANCE SUPPLIES	\$2,000.00	\$73.80	\$163.68	\$1,836.32	8.18
51-00-612	EQUIPMENT MAINTENANCE SUPPLIES	\$80,000.00	\$0.00	\$257.82	\$79,742.18	.32
51-00-613	VEHICLE MAINTENANCE SUPPLIES	\$100.00	\$0.00	\$0.00	\$100.00	.00
51-00-617	GROUND MAINTENANCE SUPPLIES	\$1,000.00	\$0.00	\$0.00	\$1,000.00	.00
51-00-651	OFFICE SUPPLIES	\$100.00	\$0.00	\$0.00	\$100.00	.00
51-00-651-1	COMPUTER/EQUIPMENT	\$500.00	\$0.00	\$0.00	\$500.00	.00
51-00-652	OPERATING SUPPLIES (METERS)	\$10,000.00	\$734.50	\$2,957.92	\$7,042.08	29.58
51-00-653	SMALL TOOLS	\$100.00	\$60.43	\$60.43	\$39.57	60.43
51-00-654	JANITORIAL SUPPLIES	\$200.00	\$0.00	\$0.00	\$200.00	.00
51-00-655	FUEL	\$1,000.00	\$0.00	\$0.00	\$1,000.00	.00
51-00-656	CHEMICALS	\$450,000.00	\$15,704.73	\$51,625.28	\$398,374.72	11.47
51-00-929	MISCELLANEOUS EXPENSE	\$100.00	\$0.00	\$0.00	\$100.00	.00
** TOTAL EXPENSE		\$1,081,900.00	\$64,598.66	\$157,638.56	\$924,261.44	14.57
DEPARTMENT 00 TOTALS		\$235,900.00C	\$7,921.56CR	\$21,362.50	\$257,262.50-	9.06-
** FUND	51	TOTAL				
EXPENSE TOTAL		\$1,081,900.00	\$64,598.66	\$157,638.56	\$924,261.44	
REVENUE TOTAL		\$846,000.00	\$56,677.10	\$179,001.06	\$666,998.94	

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	ACTUAL M-T-D	Y-T-D	UNEXPENDED BUDGET	% USED
52-00-362	SEWER REVENUE	\$420,000.00	\$29,183.64	\$94,012.20	\$325,987.80	22.38
52-00-365	FEES & PERMITS	\$1,500.00	\$0.00	\$0.00	\$1,500.00	.00
52-00-369	MONTEZUMA SEWERS	\$550.00	\$0.00	\$92.40	\$457.60	16.80
52-00-370	HP ESTATES SEWER	\$3,600.00	\$451.84	\$766.60	\$2,833.40	21.29
52-00-371	HP PARK SUBDIVISION SEWER	\$550.00	\$45.48	\$136.44	\$413.56	24.81
52-00-381	INTEREST INCOME	\$14,000.00	\$805.16	\$2,397.04	\$11,602.96	17.12
** TOTAL REVENUE		\$440,200.00	\$30,486.12	\$97,404.68	\$342,795.32	22.13
52-00-421	SALARIES-REGULAR	\$19,000.00	\$818.42	\$3,362.38	\$15,637.62	17.70
52-00-423	SALARIES-OVERTIME	\$2,000.00	\$304.20	\$811.20	\$1,188.80	40.56
52-00-451	HEALTH/DENTAL/VISION INSURANCE	\$12,600.00	\$965.14	\$3,860.56	\$8,739.44	30.64
52-00-461	FICA (CONTRIBUTION)	\$1,600.00	\$82.28	\$308.71	\$1,291.29	19.29
52-00-462	I M R F CONTRIBUTION	\$2,300.00	\$119.67	\$444.91	\$1,855.09	19.34
52-00-471	UNIFORM ALLOWANCE	\$2,000.00	\$0.00	\$0.00	\$2,000.00	.00
52-00-512	EQUIPMENT MAINTENANCE SERVICE	\$40,000.00	\$0.00	\$21,888.95	\$18,111.05	54.72
52-00-513	VEHICLE MAINTENANCE SERVICE	\$100.00	\$0.00	\$0.00	\$100.00	.00
52-00-517	GROUND MAINTENANCE SERVICE	\$25,000.00	\$0.00	\$0.00	\$25,000.00	.00
52-00-517-1	LANDSCAPING TREE SERVICES	\$2,000.00	\$0.00	\$0.00	\$2,000.00	.00
52-00-549	OTHER PROFESSIONAL SERVICES	\$1,500.00	\$1,500.00	\$1,500.00	\$0.00	100.00
52-00-549-1	OUT SOURCE UTILITY BILLING	\$7,000.00	\$762.17	\$1,348.84	\$5,651.16	19.27
52-00-549-2	ONLINE PAYMENT FEES	\$4,000.00	\$332.82	\$670.40	\$3,329.60	16.76
52-00-552	TELEPHONE/INTERNET	\$7,500.00	\$629.07	\$1,258.21	\$6,241.79	16.78
52-00-560	PROFESSIONAL DEVELOPMENT	\$500.00	\$0.00	\$650.00	\$150.00-	130.00
52-00-571	UTILITIES	\$10,000.00	\$1,592.86	\$1,648.04	\$8,351.96	16.48
52-00-578	SEWER DISCHARGE FEE	\$310,000.00	\$21,449.08	\$46,739.71	\$263,260.29	15.08
52-00-612	EQUIPMENT MAINTENANCE SUPPLIES	\$2,000.00	\$0.00	\$276.52	\$1,723.48	13.83
52-00-613	VEHICLE MAINTENANCE SUPPLIES	\$500.00	\$0.00	\$0.00	\$500.00	.00
52-00-652	OPERATING SUPPLIES	\$500.00	\$0.00	\$0.00	\$500.00	.00
52-00-653	SMALL TOOLS	\$150.00	\$9.39	\$9.39	\$140.61	6.26
52-00-655	FUEL	\$500.00	\$0.00	\$0.00	\$500.00	.00
52-00-929	MISCELLANEOUS EXPENSE	\$500.00	\$0.00	\$0.00	\$500.00	.00
** TOTAL EXPENSE		\$451,250.00	\$28,565.10	\$84,777.82	\$366,472.18	18.79
** FUND	52	TOTAL		\$1,921.02	\$12,626.86	
EXPENSE TOTAL			\$451,250.00	\$28,565.10	\$84,777.82	\$366,472.18
REVENUE TOTAL			\$440,200.00	\$30,486.12	\$97,404.68	\$342,795.32

ADMINISTRATION REPORTS

ENGINEER'S REPORT

Forsyth; May 6, 2025 Board Meeting

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



Project 6928 – Maroa-Forsyth Grade School Bike Path

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

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

There were three bid holders but only one submitted a bid. Illinois Valley Paving was the low bidder at \$536,306.60 which is over the estimated amount of \$454,900.00. This means the Village will need to cover any overage costs which are estimated to be about \$80,000. The Village will need to let IDOT know if they should award the project.

Project 7982 – Forsyth Park LWCF Grant Compliance

This project consists of the construction of initial site improvements to the new recreational park facility located north of W Forsyth Rd and east of N Oakland Ave. The intent of the project is to meet the requirements of the LWCF grant received for funding the purchase of the property.

Tile replacement work is complete. There is still some final grading work to be done over the tile as well as some final rip rap to be placed along the pond bank. The site trees that are to be located along CH 20, Oakland Ave, and the north berm are anticipated to be delivered and installed sometime around May 7th. Final seeding will be installed once weather permits this spring (after May 1st) after the seed bed has been prepared and all other work is complete.

Project 8000 – Well No. 7

This project consists of the construction of a new well to backup well #6 and extension of the raw water main to the site.

Burdick and their subcontractors are working with Village staff to complete remaining items. The application for a final operating permit is being processed. The well operating permit will be issued at the same time. We have been providing them with additional information as needed to gain approval.

Project 8498 – Advisory Services

US Route 51 Improvements

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

Project 8594 – Moon St Sidewalk Improvements

This project consists of reconstructing sidewalks along Elwood St and Smith St from Ruehl St to E. Shafer St (CH 20) and along Moon St from Grant St to the future bike path along the old RXR ROW east of Smith St. The project is now ready for design and a contract which is being presented to the Village tonight.

Project 8595 – Barnett Ave Improvements

This project consists of the rehabilitation and/or reconstructing Barnett Ave from the mall entrance to Koester Drive. The construction of this project is being funded by DUATS federal funds so federal

ENGINEER'S REPORT

Forsyth; May 6, 2025 Board Meeting

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



procedures must be followed. The Phase I is being processed as a State Approved Categorical Exclusion.

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

Project 8700 – Water Towers, Ground Storage Tank, & Aerator Maintenance

This project consists of painting and general repairs on the two water towers, the ground storage tank at the water treatment plant, and the aerator standpipe at the water treatment plant. This project is anticipated to utilize an IEPA loan to fund the construction.

The Project Plan for an IEPA Loan application has been submitted to the IEPA. Awaiting approval of the Project Plan. The IEPA construction permit was received. The Corp of Engineers has signed off on the project. We have been advised by the IEPA that the IL SHPO determination must be updated. The updated IL SHPO should be completed in 2-4 weeks and then all of the stakeholders will have signed off on the project.

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

Project 8811 – Pavement Striping Design & Bid

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

Project 8821 – Parking Lot A Reconstruction

This project consists of removing and reconstructing Parking Lot A with the addition of storm sewer and underground detention. The contractor has completed the installation of all items for this project, with the exception of a couple of minor punch-list items. Final seeding around the disturbed areas will be placed as soon as weather permits. The parking lot can be opened to the public for use in the meantime.

Project 9177 – Prairie Winds Storm Sewer and Utilities

Phase B has started, which is comprised of designing a drainage connection between the proposed Prairie Winds Road storm sewer and the existing drainage ponds located west of the school. Design and construction plans have been completed for this project. This project is currently out for bid. A bid opening is currently scheduled for 10:00 AM on Thursday, May 15th in order to provide a bid recommendation to the board for the Tuesday, May 20th board meeting.

Public Works Report 4-28-25 and Budget Updates

Village:

- * We maintained the Village Hall, the Library, and other property / easements throughout the Village.
- * We worked on permits, ordinances, inspections, and concerns with residents, existing and possible new businesses..
- * Locates are increasing as businesses and residents are getting outside for work.
- * Limb Program is every Monday, March through December.
- * Road Patching continues.
- * We continue to pick up trash along Route 51 and the village streets / parks.

Village to do list:

- * Storm grate / sink hole repairs throughout the Village.

Village Priorities for the upcoming few weeks:

Prairie Winds growth, both sides of the grade school.
Road Projects and road repairs.

Parks:

- * Parking Lot A (Weaver Rd) is near completion. Final walkthrough will be completed on Wednesday April 30.
- * Added clay bricks to the HS Softball batter's and catcher's boxes.
- * All fields, courts are prepped for practices and upcoming games.
- * Mowing is in full swing.
- * Keeping Disc Golf course in top shape as they have been out in droves, and we've had a few small tournaments already.
- * Adding mulch to playgrounds.
- * Setting up community gardens at the Library.
- * Working on Veteran's Memorial. Bricks, borders, pavers.

Parks to do list:

- * Place clay bricks at Fields 2,3 batter's and catcher's boxes.
- * Finish Park bench re-installs, plus a few new ones.
- * Spread May fertilizer (with grub preventer).
- * HS Baseball Field Left Field light replacement.

Park Priorities for the upcoming few weeks:

123 Fencing, Scoreboards.
Sand Volleyball moved.
Veteran's Pond Spillway replacement.
Tree / Flower Planting.

Water Treatment Plant / Sewer:

- * Continued with meeting monthly / annual IEPA sampling and analysis requirements.

* Well 7 is complete, we will have final walkdown with Chastain the week of May 5, 2025. April monthly coliform samples have passed.

* As we have time, we are working on verifying water valve positions and exercising the water valves. Started at North Tower 12" water main and moved out west. Found 4 valves so far that were closed, and they should have been open.

* Sanitary Lift Stations cleaned and vacuumed.

Water / Sewer priorities and to do list is:

* Polymer system install.

* Sanitary Lift Station communication upgrades.

* Sanitary sewer pump rotations.

Thanks, Darin – Public Works Director of THE Village of Forsyth!

Streets

General Operations:

01-41-511 Building Maintenance Service

Old Water Plant Exterior -- \$15,000

(Old Water Plant needs new doors and painting, we will have new doors installed... but we plan on painting the exterior in-house)

Salt Dome Fencing -- \$20,000

(More fence panels have fallen due to the winds; we have budgeted to replace the old fence with a new chain link and fence slat inserts).

01-41-515-1 Storm Sewer Maintenance Service

North Tower Ditch Line, Old Town Reshaping, Veterans Inlet, and the Circle Track -- \$50,000

(North Tower Ditch Line is full of Cattails, which slows down water flow so that water goes around the cattails making the soil perfect for cattail growth... increasing the problem. We have a quote to remove cattails, reshape ditch, and rip rap ditch banks). (Old Town ditches need reshaped, especially around Reuhl and Elwood streets (bike trail)). (Veterans ditch inlet and Circle Track tributary can be done, as budget allows).

01-41-517 Ground Maintenance Service

Village Hall Landscaping -- \$25,000

(This may be pushed to 2026, Plan was to update the landscaping around Village Hall – dress it up a little...)

01-41-517-1 Landscaping Service

Tree Removal / Tree Planting -- \$5,000

(Tree removal of those trees that are up high, hanging over structures, tensioned, etc... We can have a tree farm plant larger trees in areas where we have cut them down... Village Hall, boulevards, etc...)

01-41-615-1 Storm Maintenance (In-House)

Stevens Creek has three catch basins that need repaired -- \$4,000

(S/C Boulevard, S/C Circle)

Capital Projects:

30-00-885-4 Village Hall Roofing (Metal)

Replace old shingled roof with new metal roof -- \$66,000

(Replace old shingled roof with new metal roofing . Most of our buildings in Forsyth are moving from shingles to a metal roof. Cost of this will be turned into insurance, due to hail damage... but the cost to the Village will be increased due to the metal upgrade).

30-0000-862-5 New Dump Truck

Purchase new dump truck -- \$110,000

(Both of our older dump trucks, 2004 GMC 6500 and 2005 Chevy 4500, are failing. Over the last couple of years we have pumped money (~\$10,000 - ~12,000) into these vehicles to keep them going and when we need them (snow, ice, limbs, water leaks, etc...) they are in the shop).

30-00-862-10 Street Repair – Asphalt Box \$35,000

30-00-864-11 Street Repair – Total Patcher \$125,000

(Purchase equipment to help maintain and extend the life of Village roads. We have a demonstration coming up with a Mastic machine in Decatur. We will evaluate this machine and technique versus the hot box and patcher. We know the total patcher works well as we have demonstrated it on a failed section at Talon Lane, and it still is holding up after 4 years). (So more to follow on these line items).

30-00-882 Annual Pavement Maintenance

Design, Construction, Oversight for Village Road Repairs (W Hickory Point Rd, E Weaver Rd) -- \$500,000

(W Hickory Point Road has a spot that heaved last summer creating broken sections of road, gutter, and extensive cracking. This section also has rebar exposed, but not above road grade). (This is a major project and will require road closure (to complete asap, both lanes at once) with a detour from MacArthur Rd to Woodland Dr, via Mayfern Ave).

(E Weaver Rd will need an area, damaged by a major water main leak, repaired, it is located at the E Weaver and S Elwood turn. We also plan on patch repairs at failed seams along E Weaver Rd. Not sure if road closure is needed for patching, but most likely for the Weaver / Elwood turn).

PARKS

General Operations:

01-52- 511 Building Maintenance Service

Park Building Gutter Replacement / Fence Installation -- \$45,000

(Gutters need replaced but may wait until 2026. We do need to build a fence around the back of the Park Building to control our fuel tanks, dumpster, and what we store).

01-52-517 Grounds Maintenance Service

Install light and power to the Batting Cages at Diamonds 1,2,3 / Diamond 4 Light Repair -- \$30,000

(Plan is to add power to light the batting cage and add a receptacle for a pitching machine. Diamond 4 Lights replacements are in, and we will do the work).

01-52-517-1 Landscaping Service

Remove / Plant Trees -- \$15,000

(Remove locust and high/tensioned trees throughout the park system). (We can get a tree farm to plant larger trees to fill voided areas/Forsyth Nature Park).

01-52-617 Grounds Maintenance (In-House)

Fertilize / weed and grub control / Sand Volleyball move / Create a JFL practice area -- \$40,000

(Increase fertilizer/grub and weed control usage throughout parks, including disc golf, ball and soccer fields. We have an invasive ground cover weed in the parks that we aim to control). (The plan is to move the sand volleyball area so that diamond 3 fence can be moved back to accommodate for more play from bigger kids on diamond 3). (We would like to create a JFL practice area at the soccer area located between diamond 5 and Forsyth Pkwy. We probably won't get to this year. We would like to have field goal post with a soccer net underneath and a marked off field (roughly an 80-yard field). Parents would have more room to park and set lawn chairs. Bathrooms are open year-round).

01-52-617-1 Park Landscaping Supplies (In-House)

Plant new trees and flowers -- \$4,000

(We have ordered, through the Macon County Soil and Water District, 64 trees, 48 groundcover plants, and 11 perennial plants (for lot entrances) and they will be in April 30th (\$2,218). We also got our annual vincas for flower beds from Connie's Corner.

Capital Projects:

30-00-860 Parking Lot D (Veteran's Pavilion)

Drainage issues, resurface and stripe -- \$240,000

(The plan is to add a catch basin to remove water from the lot, via piping to the pond inlet... sitting water has caused most of the problem at this lot. The contractor will resurface and stripe. I think that we can come in lower than the budgeted amount, if we can slope the parking lot towards the pond inlet rather than add a catch basin and drainage piping – just a thought).

30-00-862-7 New Trailer

Trailer for moving equipment around the Village and out of the Village for servicing, when needed - \$12,000

(For safety reasons, we don't like crossing Route 51 on small, slow-moving equipment. We can trailer small mowers to go around and mow pocket parks and at the wells). – Aluminum Trailer has been purchased for ~\$2,800 –

30-00-885-3 Diamond 4/5 Press Box Roofing (Standard Shingle)

Replace old shingled roofs with new -- \$5400

(Replace old roof with new shingles. Most of our park buildings in Forsyth are moving from shingles to a metal roof, but with the potential of a sun reflective glare from the press box, we will stay with shingles).

30-00-885-4 Veteran's Pavilion Roofing (Metal)

Replace old shingled roof with new metal roof -- \$14,560

(Replace old shingled roof with new metal roofing . Most of our park buildings in Forsyth are moving from shingles to a metal roof. Cost of this will be turned into insurance, due to hail damage... but the cost to the Village will be increased due to the metal upgrade).

30-00-892 Forsyth Park Bike Paths (Forsyth Pkwy, W Forsyth Pkwy, Greyhawk)

Design, Construction, Oversight of patching and resurfacing Village Paths -- \$380,000

(This is year 3 of 4 to resurface, patch our existing bike path system. Design has started).

30-00-895-7 Veteran's Pond Outfall Repair

Design, Construction, Oversight of replacing the failed spillway -- \$55,000

(The pond water has channeled underneath the spillway causing erosion and low water levels. We cannot use our aerator due to low water levels. The plan is to remove the spillway and then add a good base, add culverts sized to handle storm surge, and then top with dirt and grass for mowing and disc golf travel. Disc golfers used to add bricks for steppingstones to cross the spillway).

Water

General Operations:

51-00-511 Building Maintenance Service

Chlorine Gas Storage Ventilation System Replacement -- \$70,000

(Chlorine Gas ventilation louvre not working in auto and the gas has corroded the existing system to a point of replacement. The ventilation system is still working, but the system needs replaced, soon).

51-00-512 Equipment Maintenance Service

Polymer Feed System Replacement, chemical metering pump and sludge pump service, as needed -- \$100,000

(Polymer Feed System has failed and we have been operating in hand since the Fall of 2024. The Board has approved a new polymer system (\$17,339), and it has arrived at the water plant. We are waiting on the service contractor (Sidener) to install the new system. There will be installation cost once completed). (Potassium Permanganate chemical metering pumps have been replaced with new tubing / injectors). (Sludge and other pump / motor repairs, as needed).

51-00-612 Equipment Maintenance (In-House)

Pump / Motor replacement -- \$80,000

(Replace / Repair our filtered water pump or other pumps and motors, in house).

Capital Projects:

30-00-810-4 Automatic Power Transfer Switch Install

Install Auto-Transfer Switch at Water Treatment Plant -- \$45,000

(During a power loss event, the water treatment plant generator will not automatically start and sync to keep the plant running, as it does not have an automatic transfer switch that performs this function. With a power loss, we currently have to manually disconnect the power source main breaker and then switch to the generator power breaker. This will give the water treatment plant power, and we will then manually restart the treatment plant).

51-00-812-1 Insert Hydrant Valves

Install Hydrant Valves -- \$45,000

(The Village has a hydrant that needs replaced on Ventura Ave. Currently, we have no way to isolate this hydrant for replacement. We would have to shut the water off at the whole neighborhood to perform the work. This would create a boil order for the neighborhood for a minimum of 48 hours. We have had "inserta-valves" installed at the south water tower and along W Weaver Rd (Parking Lot A). This process inserts a valve with water flowing, eliminating water shutoff and boil orders).

Sanitary Sewer

General Operations:

52-00-512 Equipment Maintenance Service

Lift Station Panel and Pump Repairs, Wet Well Cleaning -- \$40,000

(Stevens Creek had one of the two lift station pumps go to ground and fail. We replaced the failed lift station pump with our spare. We have also sent the failed lift station pump off for repair (\$4,387). Once we get the repaired pump back (or the new spare, whichever comes first)... we will pull out the oldest pump in Stevens Creek lift station and then install the repaired/new pump back into the Stevens Creek lift station. Then send the pulled pump out for an inspection and possible maintenance). (We also ordered a new pump (\$7,295) so that we also have a spare for Greenbrier lift station. Stevens Creek and Greenbrier pumps are interchangeable).

(We also have EnviroService come out and clean/vac out all four of our lift stations in the Spring and in the Fall. This cleaning removes non-passable debris, grease build-up, and sanitary products).

52-00-549 Other Professional Services -- \$1,500

(When the Stevens Creek lift station pump went to ground and failed, it sent a surge through the thermal lines, blowing a fuse and knocking out panel power and communications to the Village. Since then, we have been in contact with Farnsworth Group to assist us in a panel upgrade with communication loss alarms (similar to our water wells). I have asked them to provide quotes for a new lift station panel and a cellular system that will communicate with our existing water treatment plant SCADA program).

52-00-517 Ground Maintenance Service

Stevens Creek Lift Station Landscaping -- \$25,000

(This lift station is in the middle of a neighborhood and needs some landscaping attention. This has been in the budget for a few years, as it tough to find landscapers with time to do it in the Fall. We have a landscaper that did our Library and parking lot entrances, so we may get this done this year. I generally wait until fall to ensure budget is not over due to emergent repairs and such).

Capital Projects:

30-00-840-1 New SCADA Communications

Update Lift Station Panels and Communicate with Water Plant SCADA Program -- \$80,000

(Was budgeted for in 2024, removed in 2025 by staff recommendation).

Hotel / Motel Tax Fund

16-00-890 Disc Golf Course Updates -- \$5,000

*(We plan on updating hole 7, looking at raising the basket to add a level of difficulty, maybe. We are also looking at hole 15. Hole 15 needs some new trees planted around the basket landing area and we are also looking to move the tee pad west... again, to add difficulty for tournaments. Speaking of tournaments, our big tourney is June 27, so we will do this work following the tournament. The cost to run the tournament (purse, bags, etc... is \$28,500 under line item **16-00-911-5**).*

16-00-893-1 Diamonds 1,2,3 Updates -- \$500,000

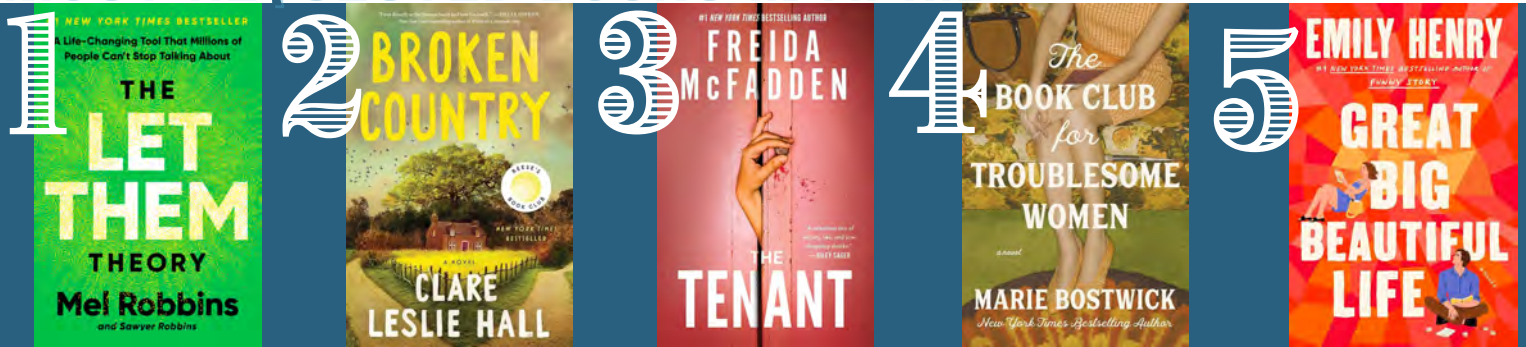
(Backstops have been completed and really look and perform nicely. Part of the \$500,000 is the backstop project (\$401,000), carried over from 2024 budget. The remaining budget money will be used on fencing and/or scoreboard upgrades on diamonds 1,2. This will start following IESA Baseball (Diamond 1) and MFYL (Diamond 2). Diamond 3 will need some work in the fall to complete that portion of the project in 2026. That work includes scoreboard removal, Sand Volleyball Court moved to a new location and the existing fence removed. Once done, the ultimate goal is to move the fence back to accommodate more play for older kids (instead of 5-8 year olds only). Right field will be a taller fence and netting added above to ensure playground safety. We are pursuing sponsors for the scoreboards).

LIBRARY UPDATES:

- Make plans to stop by FPL on May 3 from 10 AM - 12 PM for our first ever Plant Swap. The goal is to have community members bring us a plant to add to our garden and take a few of ours home. Thanks to the Public Works staff for their assistance with our raised bed and new sunflower patch.
- We recently worked alongside the Village to transition our internet service over to Conxxus which will offer us a faster fiber connection at a reduced cost moving forward. Install should be happening in late May or early June.
- During the month of May, we will be giving away St. Louis Cardinals tickets. Patrons will be given a raffle entry each time they check out from now through May 14. On May 16, we will draw our winners and look forward to giving away 20+ tickets.
- On May 6, FPL is excited to host a Microtransit Takes You Places! informational meeting about the transportation options now available to community members. The new on-demand ride option allows you to be picked up directly at your home and dropped off for doctor's appointments, shopping, or more within the greater Decatur community. This will be the first of several different training opportunities that we hope to host as we believe this will be a game-changer for many community members. Please stick around for Community Watch afterwards!
- The library will close at noon on Wednesday, May 7, for a Staff Professional Development Day.
- The library will be hosting the 160th Forsyth Celebration on May 13. Activities will take place all day! They include free cake(!), a Meet the Archivist time, Kids' Crafts in the afternoon with a special guest, and a Meet & Greet with current and former Mayors, Village staff, Trustees, Library Commission members and more. We are also developing a town-wide scavenger hunt, with a \$160 Texas Roadhouse gift card for the winning team.
- Our monthly kids' clubs and Story Time will wrap up during the month of April as we use May to prep for our Summer Reading extravaganza. New this year - we are taking the show on the road! We will be offering Story Time on Friday mornings throughout the summer at the Main Park. We're hopeful that we can entice even more kids to join our summer of fun. Summer Reading registration begins on May 27 and the official Summer Reading Kick-Off Party will take place on May 31 from 10 AM - 12 PM

Melanie Weigel, Director

MOST REQUESTED BOOKS IN APRIL



OLD BUSINESS

ITEM 1

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Jill Applebee, Village Administrator
Date: May 6, 2025
Subject: Sullivan TIF

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

We decided at a previous meeting to renegotiate his existing TIF to include this additional land, allowing for 90%, with him covering all infrastructure and road costs.

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

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

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

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AMENDED AGREEMENT WITH PHASE 3

3/26/2025

TIF FORMED

Calendar Year of Receipts	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Built in 2019-2022				\$9,530	\$29,036	\$38,879	\$64,523	\$65,813	\$67,129	\$68,472	\$69,841	\$71,238	\$72,663
Built in 2023						Built	Assessed	\$17,366	\$17,714	\$18,068	\$18,429	\$18,798	\$19,174
Built in 2024							Built	Assessed	\$26,050	\$26,571	\$27,102	\$27,644	\$28,197
Built in 2025								Built	Assessed	\$34,733	\$35,428	\$36,136	\$36,859
Built in 2026									Assessed		\$34,733	\$35,428	\$36,136
Total Real Estate Tax Increment				\$9,530	\$29,036	\$38,879	\$64,523	\$83,179	\$110,893	\$147,843	\$185,533	\$189,244	\$193,029
Schools' Share & Project Admin.				\$2,694	\$8,235	\$10,807	\$16,301	\$21,015	\$28,016	\$37,352	\$46,874	\$47,811	\$48,768
Net Real Estate Tax Increment				\$6,836	\$20,800	\$28,072	\$48,221	\$62,165	\$82,876	\$110,491	\$138,659	\$141,432	\$144,261
Developer's Share of Net RETI					\$18,720	\$25,264	\$43,399	\$55,948	\$74,589	\$99,442	\$124,793	\$127,289	\$129,835
Cumulative Developer Share					\$18,720	\$43,985	\$87,384	\$143,332	\$217,921	\$317,363	\$442,156	\$569,445	\$699,280
Village's Share of Net RETI				\$6,836	\$2,080	\$2,807	\$4,822	\$6,216	\$8,288	\$11,049	\$13,866	\$14,143	\$14,426
Cumulative Village Share				\$6,836	\$8,917	\$11,724	\$16,546	\$22,762	\$31,050	\$42,099	\$55,965	\$70,108	\$84,534

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

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

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

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

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

VILLAGE OF FORSYTH, ILLINOIS

ORDINANCE NO. 2025-9

FORSYTH TAX INCREMENT FINANCING DISTRICT

**AN ORDINANCE APPROVING AND AUTHORIZING
THE EXECUTION OF A FIRST AMENDMENT TO THE
TAX INCREMENT FINANCING
(TIF) DISTRICT REDEVELOPMENT AGREEMENT**

by and between

THE VILLAGE OF FORSYTH, MACON COUNTY, ILLINOIS

and

**SULLIVAN DEVELOPERS, LLC
(PRAIRIE WIND SUBDIVISION PROJECT)**

**ADOPTED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF FORSYTH, MACON COUNTY, ILLINOIS
ON THE 6TH DAY OF MAY, 2025.**

ORDINANCE NO. 2025-9

VILLAGE OF FORSYTH, ILLINOIS

FORSYTH TIF DISTRICT

**AN ORDINANCE APPROVING AND AUTHORIZING
THE EXECUTION OF A FIRST AMENDMENT TO THE
TAX INCREMENT FINANCING
(TIF) DISTRICT REDEVELOPMENT AGREEMENT**

by and between

THE VILLAGE OF FORSYTH

and

SULLIVAN DEVELOPERS, LLC

The Village President and Board of Trustees of the Village of Forsyth, Macon County, Illinois (the “Village”), have determined that this First Amendment to the TIF Redevelopment Agreement is in the best interest of the citizens of the Village of Forsyth.

THEREFORE, be it ordained by the Village President and Board of Trustees of Forsyth, Illinois, in the County of Macon, as follows:

1. The First Amendment to the TIF Redevelopment Agreement with Sullivan Developers, LLC (the “Developer”) attached hereto as *Exhibit A* is hereby approved.
2. The Village President is hereby authorized and directed to enter into and execute on behalf of the Village said First Amendment to the TIF Redevelopment Agreement and the Village Clerk of the Village of Forsyth is hereby authorized and directed to attest such execution.
3. The First Amendment to the TIF Redevelopment Agreement shall be effective the date of its approval on the 6th day of May, 2025.
4. This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

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PASSED APPROVED AND ADOPTED by the Village President and Board of Trustees of the Village of Forsyth this 6th day of May, 2025.

PRESIDENT AND TRUSTEES	AYE VOTE	NAY VOTE	ABSTAIN	ABSENT
Bob Gruenewald				
Jeff London				
Marilyn Johnson				
David Wendt				
Jeremy Shaw				
Lauren Young				
Jim Peck, President				
TOTAL VOTES:				

APPROVED: _____, Date ____/____/____
President, Village of Forsyth

ATTEST: _____, Date: ____/____/____
Village Clerk, Village of Forsyth

Attachment: **EXHIBIT A.** First Amendment to the TIF Redevelopment Agreement by and between the Village of Forsyth and Sullivan Developers, LLC.

EXHIBIT A

**FIRST AMENDMENT TO THE
TAX INCREMENT FINANCING
(TIF) DISTRICT REDEVELOPMENT AGREEMENT**

by and between

THE VILLAGE OF FORSYTH

and

**SULLIVAN DEVELOPERS, LLC
(PRAIRIE WIND SUBDIVISION PROJECT)**

**FIRST AMENDMENT TO THE
TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT AGREEMENT**

by and between

VILLAGE OF FORSYTH, MACON COUNTY, ILLINOIS

and

**SULLIVAN DEVELOPERS, LLC
(PRAIRIE WINDS SUBDIVISION PROJECT)**

FORSYTH TAX INCREMENT FINANCING DISTRICT

MAY 6, 2025

**FIRST AMENDMENT TO THE
REDEVELOPMENT AGREEMENT
by and between
VILLAGE OF FORSYTH
and
SULLIVAN DEVELOPERS, LLC
(PRAIRIE WINDS SUBDIVISION PROJECT)

FORSYTH TIF DISTRICT**

THIS FIRST AMENDMENT TO THE TIF REDEVELOPMENT AGREEMENT (including Exhibits) is entered into this 6th day of May, 2025 by and between the Village of Forsyth (the “Village”), an Illinois Municipal Corporation, Macon County, Illinois; and Sullivan Developers, LLC, an Illinois Limited Liability Company (the “Developer”).

PREAMBLE

WHEREAS, the Village has the authority to promote the health, safety and welfare of the Village and its citizens, and to prevent the spread of blight and deterioration and inadequate public facilities, including sanitary sewer, by promoting the development of private investment in the marketability of property thereby increasing the tax base of the Village and providing employment for its citizens; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 et seq., as amended (the “Act”), the Village has the authority to provide incentives to owners or prospective owners of real property to redevelop, rehabilitate and/or upgrade such property by reimbursing the owner for certain costs from resulting increases in real estate tax revenues (“real estate tax increment”) or from other Village revenues; and

WHEREAS, on January 2, 2018, recognizing the need to foster the development, expansion and revitalization of certain properties which are vacant, underutilized or obsolete or a combination thereof, the Village approved a Tax Increment Financing Redevelopment Plan and Projects (the “Plan”), designated a Redevelopment Area and adopted Tax Increment Financing as provided under the Act for the Forsyth TIF District (the “TIF District”); and

WHEREAS, on October 1, 2018, the Parties entered into a Redevelopment Agreement (the “Original Agreement”) for property that was owned by the Village located along E. Shafer Street, Forsyth, Illinois (formerly part of PIN # 07-07-14-200-005) (the “Property”); and

WHEREAS, the Developer acquired the Property from the Village and plans to develop the site for approximately thirty-six (36) single-family residential homes (the “Project”), and is doing so based on the availability of TIF incentives offered by the Village; and

WHEREAS, the Developer has requested that the Village amend the terms of the Original Agreement to add property and additional TIF eligible project costs for Phase 3 of the Project to construct an additional ten (10) single-family homes; and

WHEREAS, it is the intent of the Village to encourage economic development which will increase the real estate tax revenue of the Village, which increased incremental taxes will be used, in part, to finance

incentives to assist development within the Tax Increment Financing District; and

WHEREAS, the Developer's proposed Project is consistent with the TIF District Redevelopment Plan and Projects for the Redevelopment Project Area and further conforms to the land uses of the Village as adopted; and

WHEREAS, pursuant to Section 5/11-74.4-4(b) of the Act, the Village may make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and furtherance of the Redevelopment Plan; and

WHEREAS, pursuant to Section 5/11-74.4-4(j) of the Act, the Village may incur project redevelopment costs and reimburse developers who incur redevelopment project costs authorized by a redevelopment agreement and further defined in Section 5/11-74.4-3(q) of the Act, including those Estimated TIF Eligible Project Costs as herein listed in the attached *Amended Exhibit 2*; and

WHEREAS, the Developer requested that incentives for the development be provided by the Village from incremental increases in real estate taxes of the Village generated from its Project and the Village agreed to such incentives; and

WHEREAS, the Village has determined that this Project required the incentives requested as set forth herein and that said Project will, as a part of the Plan, promote the health, safety and welfare of the Village and its citizens by attracting private investment to prevent blight and deterioration and to generally enhance the economy of the Village; and

WHEREAS, in consideration of the execution of this Agreement, the Developer is completing the Project as set forth in the attached *Amended Exhibit 2*; and

WHEREAS, the Village is entering into this Agreement having encouraged and induced the Developer to proceed with the Project located on the Property.

FIRST AMENDMENT

NOW, THEREFORE, the Parties, for good and valuable consideration, the receipt of which is acknowledged, agree to amend the terms of the Original Agreement as follows:

A. AMENDED DEFINITION OF "PROPERTY"

The term "*Property*" in the Original Agreement shall be amended to include the property located along E. Shafer Street, Forsyth, Illinois (formerly part of PIN # 07-07-14-200-005) that was purchased by the Developer from the Village on December 31, 2018 for Phase 1 and 2 of the Project and approximately 3.68 acres (part of PIN # 07-07-14-200-008) to be acquired by the Developer for Phase 3 of the Project.

B. AMENDED "C. INCENTIVES"

Section C of the Original Agreement shall be deleted in its entirety and replaced with the following:

In consideration for the Developer purchasing the Property and completing the Prairie Winds Development Project as set forth herein, the Village agrees to reimburse the Developer for a portion

of its TIF Eligible Project Costs relating to the Project as set forth in **Exhibit 2** and verified pursuant to *Section E* below up to an amount not to exceed **Two Million Seven Hundred Ninety-Two Thousand Eight Hundred Twelve Dollars and No Cents (\$2,792,812.00)** from the TIF District Special Tax Allocation Fund. Such reimbursements shall be made in the following manner:

1. The Village shall reimburse the Developer **Ninety Percent (90%)** of the “net” real estate tax increment generated by the Developer’s Project, commencing with the year of the first full assessment and payment of real estate taxes for the first house built by the Developer on the Property and continuing for the life of the TIF District (tax year 2041 payable 2042) or until all verified TIF eligible project costs are reimbursed, whichever occurs first.
2. “Net” real estate tax increment is defined as increases in annual real estate tax increment derived from the Developer’s Project after payment of the proportionate amount of administrative fees and costs incurred by the Village and payments pursuant to TIF District Intergovernmental Agreements, if any. The Developer’s proportionate amount is calculated by dividing the increment generated by the Developer’s Project by the total TIF District increment.
3. In no event shall total cumulative reimbursements made by the Village to the Developer hereunder exceed **\$2,792,812.00**.

C. AMENDED “D. LIMITATION OF INCENTIVES TO DEVELOPER”

Section D(1) of the Original Agreement shall be deleted in its entirety and replaced with the following:

1. The Developer shall be reimbursed by the Village for all Eligible Project Costs permitted by the Act (subject to a limitation of **\$2,792,812.00**) from the real estate tax increment generated by this Project located on the Property and deposited into the Special Account, but only for the term of the Agreement and only from the Property included in this Project. The parties may add additional phases and eligible project in excess of the amount authorized by this Agreement upon mutual agreement.

D. AMENDED “EXHIBIT 2”

Exhibit 2 of the Original Agreement shall be deleted in its entirety and replaced with the attached *Amended Exhibit 2*.

E. PRIOR AGREEMENT TERMS APPLY

All terms of the Original Agreement and any Exhibits thereto shall remain in effect unless specifically modified by this First Amendment.

IN WITNESS WHEREOF the Parties hereto have caused this First Amendment to the Original Agreement to be executed by their duly authorized officers on the above date at Forsyth, Illinois.

VILLAGE
Forsyth, Illinois, a Municipal Corporation

BY: _____
Village President, Village of Forsyth

ATTEST:

Village Clerk, Village of Forsyth

DEVELOPER
Sullivan Developers, LLC, an Illinois Limited Liability Company

BY: _____
Reed Sullivan

Date: _____

AMENDED EXHIBIT 2

SUMMARY OF ESTIMATED TIF ELIGIBLE PROJECT COSTS

Sullivan Developers, LLC - Prairie Winds Development Project
Forsyth TIF District in the Village of Forsyth, Macon County, Illinois

Project Description: The Developer plans to acquire the Property and develop the site for up to approximately forty-six (46) single-family homes.

Street Location: E. Shafer Street, Forsyth, Illinois

PIN#: Formerly part of 07-07-14-200-005 & part of 07-07-14-200-008

Estimated TIF Eligible Project Costs:

Land Acquisition	\$207,000
Site Preparation, Clearing & Grading.....	\$635,000
Professional Fees, Marketing of Lots	\$185,000
Public Infrastructure Improvements.....	\$1,490,812
Utilities Extension.....	\$275,000
Total <i>Estimated</i> TIF Eligible Project Costs*	\$2,792,812

*The Village's reimbursement of Eligible Project Costs to the Developer shall not exceed **\$2,792,812.00**, as set forth in this Redevelopment Agreement.

OLD BUSINESS

ITEM 2



Direct Costs Check Sheet for Work Order Prime Agreements

Prime Consultant Name	PTB Number	State Job Number(s)
Chastain & Associates		
☒ Prime ☐ Supplement Date _____		

Consultant

Chastain & Associates

The following direct costs will be listed in the master prime agreement. The direct costs will be negotiated and approved by the Department for each individual work order.

ALLOWABLE DIRECT COSTS

ITEM	ALLOWABLE
Per Diem (per Federal GSA)	Up to Federal rate maximum
Lodging (per Federal GSA)	Actual cost (Up to Federal rate maximum)
Lodging Taxes and Fees (per Federal GSA)	Actual cost
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval
Vehicle Mileage (per Federal GSA)	Up to Federal rate maximum
Vehicle Owned or Leased	\$32.50/half day (4 hours or less) or \$65/full day
Vehicle Rental	Actual cost (Up to \$55/day)
Rental Vehicle Fuel	Actual cost (Submit supporting documentation)
Tolls	Actual cost
Parking	Actual cost
Overtime	Premium portion (Submit supporting documentation)
Shift Differential	Actual cost (Based on firm's policy)
Overnight Delivery/Postage/Courier Service	Actual cost (Submit supporting documentation)
Copies of Deliverables/Mylars (In-house)	Actual cost (Submit supporting documentation)
Copies of Deliverables/Mylars (Outside)	Actual cost (Submit supporting documentation)
Project Specific Insurance	Actual cost
Monuments (Permanent)	Actual cost
Photo Processing	Actual cost
2-Way Radio (Survey or Phase III Only)	Actual cost
Telephone Usage (Traffic System Monitoring Only)	Actual cost
CADD	Actual cost (Max \$15/hour)
Website	Actual cost (Submit supporting documentation)
Advertisements	Actual cost (Submit supporting documentation)
Public Meeting Facility Rental	Actual cost (Submit supporting documentation)
Public Meeting Exhibits/Renderings & Equipment	Actual cost (Submit supporting documentation)
Recording Fees	Actual cost
Transcriptions (specific to project)	Actual cost
Courthouse Fees	Actual cost
Storm Sewer Cleaning and Televising	Actual cost (Requires 2-3 quotes with IDOT approval)
Traffic Control and Protection	Actual cost (Requires 2-3 quotes with IDOT approval)
Aerial Photography and Mapping	Actual cost (Requires 2-3 quotes with IDOT approval)

ITEM	ALLOWABLE
Utility Exploratory Trenching	Actual cost (Requires 2-3 quotes with IDOT approval)
Testing of Soil Samples*	Actual cost (Provide breakdown of costs to the Department for approval)
Lab Services*	Actual cost (Provide breakdown of cost for each lab service to the Department's PM for approval)
Equipment and/or Specialized Equipment Rental*	Actual cost (Rental - 2-3 quotes needed / Owned - provide depreciated value for IDOT approval)
ADDITIONAL DIRECT COSTS (negotiated and approved by department manager)	



2025 SCHEDULE OF RATES

<u>Classification</u>	<u>Per Hour Rate Net</u>	
Engineers	From	To
Project Principal	\$192.00	- \$256.00
Professional V	\$268.80	- \$273.57
Professional IV	\$192.00	- \$228.80
Professional III	\$177.47	- \$195.30
Professional II	\$138.43	- \$172.80
Professional I	\$102.18	- \$129.79
Surveyors		
Chief of Survey	\$192.00	- \$192.00
Surveyor II	\$128.00	- \$128.00
Technical		
Technician V	\$181.28	- \$182.94
Technician IV	\$152.00	- \$158.21
Technician III	\$126.08	- \$128.00
Technician II	\$89.60	- \$128.00
Technician I	\$72.38	- \$86.40
Office Services and Records		
Administrative	\$71.20	- \$124.80

The above rates apply to all projects with exception to depositions and expert witness, in which all time spent for the preparation for depositions, providing the deposition, preparation for trials, and time spent in trial shall be billed at a rate of 2.0 times the above rate for all staff involved.

Expenses such as interim travel and subsistence, telephone, blueprints, subsurface investigations, laboratory testing, and subcontractor work approved by the client, will be charged at actual cost. A 10% administration fee may be charged on outside expenses.

A Fathometer for hydrographic surveys will be invoiced at \$150.00 per day.

Necessary field vehicles are charged at \$65.00 per day. All other mileage is charged at \$0.70 per mile net (or the current rate allowed by the I.R.S.). Boat Service fees are \$350 per day.

Above quotations are subject to change with 60 days' review by client, due to circumstances beyond our control.

Cost-of-living adjustments will be made to the schedule of rates on January 1st of each year.





Local Public Agency
Engineering Services Agreement

E-mail

Print With Instructions

Reset Form

Agreement For

Agreement Type

Using Federal Funds? ☐ Yes ☒ No

MFT PE

Original

LOCAL PUBLIC AGENCY

Local Public Agency

County

Section Number

Job Number

Forsyth

Macon

23-00012-00-SW

Project Number

Contact Name

Phone Number

Email

Jill Applebee

(217) 877-9445

japplebee@forsyth-il.gov

SECTION PROVISIONS

Local Street/Road Name

Key Route

Length

Structure Number

Moon St/Elwood St/Smith St

1200/7600/7800

0.56 MI

N/A

Location Termini

Moon St - Grant St to east of Smith St
Elwood St - Ruehl St to Shafer St/CH 20
Smith St - Ruehl St to Shafer St/CH 20

Add Location

Remove Location

Project Description

Replace existing sidewalks and install new sidewalks. Sidewalks interconnect with each other as well as neighboring schools and library. Improvements also include driveway replacement, drainage structure adjustment and installation, curb and gutter replacement, grading, storm sewer installation, and parkway restoration.

Engineering Funding

☒ MFT/TBP

☐ State

☐ Other

Anticipated Construction Funding

☐ Federal

☒ MFT/TBP

☐ State

☐ Other

AGREEMENT FOR

☐ Phase I - Preliminary Engineering

☒ Phase II - Design Engineering

CONSULTANT

Prime Consultant (Firm) Name

Contact Name

Phone Number

Email

Chastain & Associates

Jeremy Buening

(217) 422-8544

jbuening@chastainengineers.com

Address

City

State

Zip Code

5 N. County Club Road

Decatur

IL

62521

THIS AGREEMENT IS MADE between the above Local Public Agency (LPA) and Consultant (ENGINEER) and covers certain professional engineering services in connection with the improvement of the above SECTION. Project funding allotted to the LPA by the State of Illinois under the general supervision of the State Department of Transportation, hereinafter called the "DEPARTMENT," will be used entirely or in part to finance ENGINEERING services as described under AGREEMENT PROVISIONS.

Since the services contemplated under the AGREEMENT are professional in nature, it is understood that the ENGINEER, acting as an individual, partnership, firm or legal entity, qualifies for professional status and will be governed by professional ethics in its relationship to the LPA and the DEPARTMENT. The LPA acknowledges the professional and ethical status of the ENGINEER by entering into an AGREEMENT on the basis of its qualifications and experience and determining its compensation by mutually satisfactory negotiations.

WHEREVER IN THIS AGREEMENT or attached exhibits the following terms are used, they shall be interpreted to mean:

Regional Engineer

Deputy Director, Office of Highways Project Implementation, Regional Engineer, Department of Transportation

Resident Construction Supervisor

Authorized representative of the LPA in immediate charge of the engineering details of the construction PROJECT

AGREEMENT EXHIBITS

The following EXHIBITS are attached hereto and made a part of hereof this AGREEMENT:

- ☒ EXHIBIT A: Scope of Services
- ☒ EXHIBIT B: Project Schedule
- ☒ EXHIBIT C: Qualification Based Selection (QBS) Checklist
- ☐ EXHIBIT D: Cost Estimate of Consultant Services (BLR 05513 or BLR 05514)
- ☒ EXHIBIT E : Direct Costs Check Sheet (attach BDE 436 when using Lump Sum on Specific Rate Compensation)
- ☒ EXHIBIT F: Chastain Hourly Rate Sheet
- ☒ EXHIBIT G: Project Location Map
- ☐

I. THE ENGINEER AGREES,

1. To perform or be responsible for the performance of the Scope of Services presented in EXHIBIT A for the LPA in connection with the proposed improvements herein before described.
2. The Classifications of the employees used in the work shall be consistent with the employee classifications and estimated staff hours. If higher-salaried personnel of the firm, including the Principal Engineer, perform services that are to be performed by lesser-salaried personnel, the wage rate billed for such services shall be commensurate with the payroll rate for the work performed.
3. That the ENGINEER shall be responsible for the accuracy of the work and shall promptly make necessary revisions or corrections required as a result of the ENGINEER'S error, omissions or negligent acts without additional compensation. Acceptance of work by the LPA or DEPARTMENT will not relieve the ENGINEER of the responsibility to make subsequent correction of any such errors or omissions or the responsibility for clarifying ambiguities.
4. That the ENGINEER will comply with applicable Federal laws and regulations, State of Illinois Statutes, and the local laws or ordinances of the LPA.
5. To pay its subconsultants for satisfactory performance no later than 30 days from receipt of each payment from the LPA.
6. To invoice the LPA, The ENGINEER shall submit all invoices to the LPA within three months of the completion of the work called for in the AGREEMENT or any subsequent Amendment or Supplement.
7. The ENGINEER or subconsultant shall not discriminate on the basis of race, color, national origin or sex in the performance of this AGREEMENT. The ENGINEER shall carry out applicable requirements of 49 CFR part 26 in the administration of US Department of Transportation (US DOT) assisted contract. Failure by the Engineer to carry out these requirements is a material breach of this AGREEMENT, which may result in the termination of this AGREEMENT or such other remedy as the LPA deems appropriate.
8. That none of the services to be furnished by the ENGINEER shall be sublet, assigned or transferred to any other party or parties without written consent of the LPA. The consent to sublet, assign or otherwise transfer any portion of the services to be furnished by the ENGINEER shall be construed to relieve the ENGINEER of any responsibility for the fulfillment of this AGREEMENT.
9. For Preliminary Engineering Contracts:
 - (a) To attend meetings and visit the site of the proposed improvement when requested to do so by representatives of the LPA or the DEPARTMENT, as defined in Exhibit A (Scope of Services).
 - (b) That all plans and other documents furnished by the ENGINEER pursuant to the AGREEMENT will be endorsed by the ENGINEER and affixed the ENGINEER's professional seal when such seal is required by law. Such endorsements must be made by a person, duly licensed or registered in the appropriate category by the Department of Professional Regulation of the State of Illinois. It will be the ENGINEER's responsibility to affix the proper seal as required by the Bureau of Local Roads and Streets manual published by the DEPARTMENT.
 - (c) That the ENGINEER is qualified technically and is thoroughly conversant with the design standards and policies applicable for the PROJECT; and that the ENGINEER has sufficient properly trained, organized and experienced personnel to perform the services enumerated in Exhibit A (Scope of Services).
10. That the engineering services shall include all equipment, instruments, supplies, transportation and personnel required to perform the duties of the ENGINEER in connection with this AGREEMENT (See DIRECT COST tab in BLR 05513 or BLR 05514).

II. THE LPA AGREES,

1. To certify by execution of this AGREEMENT that the selection of the ENGINEER was performed in accordance with the Professional Services Selection Act (50 ILCS 510) (Exhibit C).
2. To furnish the ENGINEER all presently available survey data, plans, specifications, and project information.
3. To pay the ENGINEER:
 - (a) For progressive payments - Upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LPA, monthly payments for the work performed shall be due and payable to the ENGINEER, such payments to be equal to the value of the partially completed work minus all previous partial payments made to the ENGINEER.

- (b) Final payment - Upon approval of the work by the LPA but not later than 60 days after the work is completed and reports have been made and accepted by the LPA and DEPARTMENT a sum of money equal to the basic fee as determined in this AGREEMENT less the total of the amount of partial payments previously paid to the ENGINEER shall be due and payable to the ENGINEER.

(c) For Non-Federal County Projects - (605 ILCS 5/5-409)

- (1) For progressive payments - Upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LPA, monthly payments for the work performed shall be due and payable to the ENGINEER. Such payments to be equal to the value of the partially completed work in all previous partial payments made to the ENGINEER.
- (2) Final payment - Upon approval of the work by the LPA but not later than 60 days after the work is completed and reports have been made and accepted by the LPA and STATE, a sum of money equal to the basic fee as determined in the AGREEMENT less the total of the amount of partial payments previously paid to the ENGINEER shall be due and payable to the ENGINEER.

4. To pay the ENGINEER as compensation for all services rendered in accordance with the AGREEMENT on the basis of the following compensation method as discussed in 5-5.10 of the BLR Manual.

Method of Compensation:

☐ Percent

☐ Lump Sum

☒ Specific Rate **\$40,000.00** (Maximum Fee \$150,000)

☐ Cost plus Fixed Fee:

Total Compensation = DL + DC + OH + FF

Where:

DL is the total Direct Labor,

DC is the total Direct Cost,

OH is the firm's overhead rate applied to their DL and

FF is the Fixed Fee.

Where FF = (0.33 + R) DL + %SubDL, where R is the advertised Complexity Factor and %SubDL is 10% profit allowed on the direct labor of the subconsultants.

The Fixed Fee cannot exceed 15% of the DL + OH.

5. The recipient shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any US DOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The recipient shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of US DOT-assisted contracts. The recipient's DBE program, as required by 49 CFR part 26 and as approved by US DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as violation of this AGREEMENT. Upon notification to the recipient of its failure to carry out its approved program, the Department may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C 3801 et seq.).

III. IT IS MUTUALLY AGREED,

1. To maintain, for a minimum of 3 years after the completion of the contract, adequate books, records and supporting documents to verify the amount, recipients and uses of all disbursements of funds passing in conjunction with the contract; the contract and all books, records and supporting documents related to the contract shall be available for review and audit by the Auditor General, and the DEPARTMENT; the Federal Highways Administration (FHWA) or any authorized representative of the federal government, and to provide full access to all relevant materials. Failure to maintain the books, records and supporting documents required by this section shall establish a presumption in favor of the DEPARTMENT for the recovery of any funds paid by the DEPARTMENT under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.
2. That the ENGINEER shall be responsible for any all damages to property or persons out of an error, omission and/or negligent act in the prosecution of the ENGINEER's work and shall indemnify and save harmless the LPA, the DEPARTMENT, and their officers, agents and employees from all suits, claims, actions or damages liabilities, costs or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy.
- The LPA will notify the ENGINEER of any error or omission believed by the LPA to be caused by the negligence of the ENGINEER as soon as practicable after the discovery. The LPA reserves the right to take immediate action to remedy any error or omission if notification is not successful; if the ENGINEER fails to reply to a notification; or if the conditions created by the error or omission are in need of urgent correction to avoid accumulation of additional construction costs or damages to property and reasonable notice is not practicable.
3. This AGREEMENT may be terminated by the LPA upon giving notice in writing to the ENGINEER at the ENGINEER's last known post office address. Upon such termination, the ENGINEER shall cause to be delivered to the LPA all drawings, plats, surveys,

reports, permits, agreements, soils and foundation analysis, provisions, specifications, partial and complete estimates and data, if any from soil survey and subsurface investigation with the understanding that all such materials becomes the property of the LPA. The LPA will be responsible for reimbursement of all eligible expenses incurred under the terms of this AGREEMENT up to the date of the written notice of termination.

4. In the event that the DEPARTMENT stops payment to the LPA, the LPA may suspend work on the project. If this agreement is suspended by the LPA for more than thirty (30) calendar days, consecutive or in aggregate, over the term of this AGREEMENT, the ENGINEER shall be compensated for all services performed and reimbursable expenses incurred prior to receipt of notice of suspension. In addition, upon the resumption of services the LPA shall compensate the ENGINEER, for expenses incurred as a result of the suspension and resumption of its services, and the ENGINEER's schedule and fees for the remainder of the project shall be equitably adjusted.
5. This AGREEMENT shall continue as an open contract and the obligations created herein shall remain in full force and effect until the completion of construction of any phase of professional services performed by others based upon the service provided herein. All obligations of the ENGINEER accepted under this AGREEMENT shall cease if construction or subsequent professional services are not commenced within 5 years after final payment by the LPA.
6. That the ENGINEER shall be responsible for any and all damages to property or persons arising out of an error, omission and/or negligent act in the prosecution of the ENGINEER's work and shall indemnify and have harmless the LPA, the DEPARTMENT, and their officers, employees from all suits, claims, actions or damages liabilities, costs or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy.
7. The ENGINEER and LPA certify that their respective firm or agency:
 - (a) has not employed or retained for commission, percentage, brokerage, contingent fee or other considerations, any firm or person (other than a bona fide employee working solely for the LPA or the ENGINEER) to solicit or secure this AGREEMENT,
 - (b) has not agreed, as an express or implied condition for obtaining this AGREEMENT, to employ or retain the services of any firm or person in connection with carrying out the AGREEMENT or
 - (c) has not paid, or agreed to pay any firm, organization or person (other than a bona fide employee working solely for the LPA or the ENGINEER) any fee, contribution, donation or consideration of any kind for, or in connection with, procuring or carrying out the AGREEMENT.
 - (d) that neither the ENGINEER nor the LPA is/are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency,
 - (e) has not within a three-year period preceding the AGREEMENT been convicted of or had a civil judgment rendered against them for commission of fraud or criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property.
 - (f) are not presently indicated for or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph and
 - (g) has not within a three-year period preceding this AGREEMENT had one or more public transaction (Federal, State, local) terminated for cause or default.

Where the ENGINEER or LPA is unable to certify to any of the above statements in this clarification, an explanation shall be attached to this AGREEMENT.

8. In the event of delays due to unforeseeable causes beyond the control of and without fault or negligence of the ENGINEER no claim for damages shall be made by either party. Termination of the AGREEMENT or adjustment of the fee for the remaining services may be requested by either party if the overall delay from the unforeseen causes prevents completion of the work within six months after the specified completion date. Examples of unforeseen causes included but are not limited to: acts of God or a public enemy; acts of the LPA, DEPARTMENT, or other approving party not resulting from the ENGINEER's unacceptable services; fire; strikes; and floods.

If delays occur due to any cause preventing compliance with the PROJECT SCHEDULE, the ENGINEER shall apply in writing to the LPA for an extension of time. If approved, the PROJECT SCHEDULE shall be revised accordingly.

9. This certification is required by the Drug Free Workplace Act (30 ILCS 580). The Drug Free Workplace Act requires that no grantee or contractor shall receive a grant or be considered for the purpose of being awarded a contract for the procurement of any property or service from the DEPARTMENT unless that grantee or contractor will provide a drug free workplace. False certification or violation of the certification may result in sanctions including, but not limited to suspension of contract on grant payments, termination of a contract or grant and debarment of the contracting or grant opportunities with the DEPARTMENT for at least one (1) year but not more than (5) years.

For the purpose of this certification, "grantee" or "Contractor" means a corporation, partnership or an entity with twenty-five (25) or more employees at the time of issuing the grant or a department, division or other unit thereof, directly responsible for the specific performance under contract or grant of \$5,000 or more from the DEPARTMENT, as defined the Act.

The contractor/grantee certifies and agrees that it will provide a drug free workplace by:

- (a) Publishing a statement:
 - (1) Notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance, including cannabis, is prohibited in the grantee's or contractor's workplace.
 - (2) Specifying actions that will be taken against employees for violations of such prohibition.
 - (3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:
 - (a) abide by the terms of the statement; and

(b) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than (5) days after such conviction.

- (b) Establishing a drug free awareness program to inform employees about:
 - (1) The dangers of drug abuse in the workplace;
 - (2) The grantee's or contractor's policy to maintain a drug free workplace;
 - (3) Any available drug counseling, rehabilitation and employee assistance program; and
 - (4) The penalties that may be imposed upon an employee for drug violations.
- (c) Providing a copy of the statement required by subparagraph (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.
- (d) Notifying the contracting, or granting agency within ten (10) days after receiving notice under part (b) of paragraph (3) of subsection (a) above from an employee or otherwise, receiving actual notice of such conviction.
- (e) Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program.
- (f) Assisting employees in selecting a course of action in the event drug counseling, treatment and rehabilitation is required and indicating that a trained referral team is in place.

Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act, the ENGINEER, LPA and the Department agree to meet the PROJECT SCHEDULE outlined in EXHIBIT B. Time is of the essence on this project and the ENGINEER's ability to meet the PROJECT SCHEDULE will be a factor in the LPA selecting the ENGINEER for future projects. The ENGINEER will submit progress reports with each invoice showing work that was completed during the last reporting period and work they expect to accomplish during the following period.

- 10. Due to the physical location of the project, certain work classifications may be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.).
- 11. For Preliminary Engineering Contracts:
 - (a) That tracing, plans, specifications, estimates, maps and other documents prepared by the ENGINEER in accordance with this AGREEMENT shall be delivered to and become the property of the LPA and that basic survey notes, sketches, charts, CADD files, related electronic files, and other data prepared or obtained in accordance with this AGREEMENT shall be made available, upon request to the LPA or to the DEPARTMENT, without restriction or limitation as to their use. Any re-use of these documents without the ENGINEER involvement shall be at the LPA's sole risk and will not impose liability upon the ENGINEER.
 - (b) That all reports, plans, estimates and special provisions furnished by the ENGINEER shall conform to the current Standard Specifications for Road and Bridge Construction, Bureau of Local Roads and Streets Manual or any other applicable requirements of the DEPARTMENT, it being understood that all such furnished documents shall be approved by the LPA and the DEPARTMENT before final acceptance. During the performance of the engineering services herein provided for, the ENGINEER shall be responsible for any loss or damage to the documents herein enumerated while they are in the ENGINEER's possession and any such loss or damage shall be restored at the ENGINEER's expense.

AGREEMENT SUMMARY

Prime Consultant (Firm) Name	TIN/FEIN/SS Number	Agreement Amount
Chastain & Associates	37-0714576	\$40,000.00
Subconsultants	TIN/FEIN/SS Number	Agreement Amount
 		
Subconsultant Total		
Prime Consultant Total		\$40,000.00
Total for all work		\$40,000.00

Executed by the LPA:

Attest: The **Village** of **Forsyth**

By (Signature & Date)

By (Signature & Date)

Local Public Agency

Forsyth

Local Public Agency Type

Village

Clerk

Title

(SEAL)

Executed by the ENGINEER:

Attest: Prime Consultant (Firm) Name
Chastain & Associates

By (Signature & Date)

By (Signature & Date)

Title

Associate

Title

Member

APPROVED:

Regional Engineer, Department of Transportation (Signature & Date)

Local Public Agency	Prime Consultant (Firm) Name	County	Page 88 of 211 Section Number
Forsyth	Chastain & Associates	Macon	23-00012-00-SW

**EXHIBIT A
SCOPE OF SERVICES**

To perform or be responsible for the performance of the engineering services for the LPA, in connection with the PROJECT herein before described and enumerated below

Chastain shall furnish or cause to be furnished the following:

1. Topographic Survey

- 1.1. Perform a supplemental survey to gather data at the east end of Moon Street and elsewhere as necessary for this design.
- 1.2. Data Collection: Coordinate with utility companies, the Village of Forsyth, and Macon County regarding their facilities located within the project limits.

2. Project Coordination and Management

- 2.1. Plan, schedule and coordinate the activities that must be performed to complete the project including schedule and scope. Prepare monthly invoices.

3. Environmental

- 3.1. Prepare and submit an Environmental Survey Request (ESR), if necessary. This work includes the preparation of all documents and exhibits required for the submittal.

4. Plan Preparation

- 4.1. Design Plans: Complete necessary design and prepare engineering design plan sheets including: Cover, General Notes, Summary of Quantities, Typical Sections, Removals, Plan and Profile, Details. Pre-final (95%) and Final (100%) submittals are anticipated for this Project. Disposition of review comments will be provided with all resubmittals.
- 4.2. Special Provisions and Contract Documents: Prepare special provisions and contract documents as required for local bidding.
- 4.3. Estimate of Cost: Calculate quantities and engineer's estimate of cost.
- 4.4. QA/QC: Perform in-house reviews of plans, specifications, and estimates during pre-final and final submittals.

5. Right-of-Way (ROW) Research

- 5.1. Review available ROW information to determine if there is an existing easement on the west side of Grant Street at the intersection with Moon Street.

Work not included in this scope of services includes but is not limited to:

Geotechnical soil sampling or analysis.

Preparation of plats of highways or any other documentation for land acquisition.

Coordination with adjacent property owners.

Local Public Agency

Prime Consultant (Firm) Name

County

Page 89 of 211
Section Number

Forsyth

Chastain & Associates

Macon

23-00012-00-SW

**EXHIBIT B
PROJECT SCHEDULE**

June 2025 - ESA Approval and Notice to Proceed
July 2025 - Prepare and Submit ESR
September 2025 - Submit Pre-Final PS&E to IDOT
January 2026 - Receive Environmental Clearances
January 2026 - Submit Final PS&E to IDOT
February 2026 - Bid Letting

Local Public Agency	Prime Consultant (Firm) Name	County	Page 90 of 211 Section Number
Forsyth	Chastain & Associates	Macon	23-00012-00-SW

Exhibit C
Qualification Based Selection (QBS) Checklist

The LPA must complete Exhibit D. If the value meets or will exceed the threshold in 50 ILCS 510, QBS requirements must be followed. Under the threshold, QBS requirements do not apply. The threshold is adjusted annually. If the value is under the threshold with federal funds being used, federal small purchase guidelines must be followed.

☐ Form Not Applicable (engineering services less than the threshold)

Items 1-13 are required when using federal funds and QBS process is applicable. Items 14-16 are required when using State funds and the QBS process is applicable.

		No	Yes
1	Do the written QBS policies and procedures discuss the initial administration (procurement, management and administration) concerning engineering and design related consultant services?	☐	☐
2	Do the written QBS policies and procedures follow the requirements as outlined in Section 5-5 and specifically Section 5-5.06 (e) of the BLRS Manual?	☐	☐
3	Was the scope of services for this project clearly defined?	☐	☐
4	Was public notice given for this project?	☐	☐
5	Do the written QBS policies and procedures cover conflicts of interest?	☐	☐
6	Do the written QBS policies and procedures use covered methods of verification for suspension and debarment?	☐	☐
7	Do the written QBS policies and procedures discuss the methods of evaluation?	☐	☐
	Project Criteria	Weighting	
	+		
	-		
8	Do the written QBS policies and procedures discuss the method of selection?	☐	☐
Selection committee (titles) for this project			
Top three consultants ranked for this project in order			
1			
2			
3			
9	Was an estimated cost of engineering for this project developed in-house prior to contract negotiation?	☐	☐
10	Were negotiations for this project performed in accordance with federal requirements.	☐	☐
11	Were acceptable costs for this project verified?	☐	☐
12	Do the written QBS policies and procedures cover review and approving for payment, before forwarding the request for reimbursement to IDOT for further review and approval?	☐	☐
13	Do the written QBS policies and procedures cover ongoing and finalizing administration of the project (monitoring, evaluation, closing-out a contract, records retention, responsibility, remedies to violations or breaches to a contract, and resolution of disputes)?	☐	☐
14	QBS according to State requirements used?	☐	☒
15	Existing relationship used in lieu of QBS process?	☐	☒
16	LPA is a home rule community (Exempt from QBS).	☒	☐

This form shall be used for a Local Public Agency (LPA) to enter into an agreement with an Engineering firm in connection with a project funded with Federal, State, and/or Motor Fuel Tax (MFT) funds. Based on the selection of type of engineering agreement and funding type, the form will change. For more information refer to the Bureau of Local Roads and Streets Manual (BLRS) Chapter 5. For signature requirements refer to Chapter 2, Section 3.05(b) of the BLRS manual.

This form can also be used for structure inspections.

When filing out this form electronically, once a field is initially completed, fields requiring the same information will be auto-populated.

Using Federal Funds? The user must select yes or no. Based on the selection, a drop-down menu will appear. The language of the form changes based on the selection.
Selecting yes indicates federal funds will be used to fund all or a portion of the engineering for this phase of this project.
Selecting no indicates no federal funds will be used to fund any engineering for this phase of the project.

Agreement For If yes was selected for using Federal Funds, select Federal PE or Federal CE from the drop-down.
If no was selected for using Federal Funds, select MFT PE, MFT CE, or MFT PE-CE.

Agreement Type From the drop down, select the type of agreement, types to choose from are: Original or Supplemental
Number If the agreement is for a supplemental, insert the number of the supplemental using number 1 for the first supplemental, and increase the numbering as the supplementals increase.

Local Public Agency

Local Public Agency	Insert the name of the LPA. This field value is used to populate the LPA name in the Agreement Signatures and the Exhibit pages.
County	Insert the name of the county in which the LPA is located.
Section Number	Insert the section number applied to this project without dashes, dashes are automatically inserted.
Job Number	Insert the job number assigned for the project, if applicable.
Project Number	Insert the project number assigned for this project, if applicable.
Contact Name	Insert the name of the LPA contact for this project.
Phone Number	Insert the phone for the LPA contact listed to the left without dashes.
Email	Insert the email for the LPA contact listed to the left.

Section Provisions

Location	Use the add location button to add additional locations, if needed, for up to a total of five locations. If there are more than five locations, use various.
Local Street/Road Name	Insert the local street/road name.
Key Route	Insert the key route of the street/road listed to the left, if applicable.
Length	Insert the length in miles as it pertains to the location listed to the left. For a structure insert 0.01.
Structure Number	Insert the existing structure number(s) for this project.
Location Termini	Insert the beginning and ending termini as it pertains to this location for this project.
Add Location	Use this button to add additional location.
Remove Location	Use this button to remove a location added in error. Please note that at least one location is required.
Project Description	Insert a description of the work to be accomplished by this project.
Engineering Funding	Check all boxes that apply, if type other is checked, insert the type of other funding in the box following "other." The form will change based on the box(es) checked.
Anticipated Construction Funding	Check all boxes that apply, if type other is checked, insert the type of other funding in the box following "other."

Agreement For	Select the check box for the type of engineering the agreement is for. Phase I for Preliminary Engineering, Phase II for Design Engineering, Phase III for Construction Engineering. When Federal Funds are used, Phase I and Phase II can be selected when the agreement is for Federal PE. When Federal CE is selected, only Phase III can be selected. For MFT, the Phases can be selected based on the original selection at the top of the form for the agreement type.
Consultant	
Primary Consultant (Firm) Name	Insert the name of the primary consultant firm that will be executing this agreement. This field value is used to populate the consultant name in the Agreement Summary, Agreement Signatures and the Exhibit pages.
Contact Name	Insert the name of the contact for the firm listed to the left.
Phone Number	Insert the phone number for the contact listed to the left, without dashes.
Email	Insert the email of the contact listed to the left.
Address	Insert the address of the firm listed to the left.
City	Insert the city of the firm listed to the left.
State	Insert the state of the firm listed to the left.
Zip Code	Insert the zip code of the firm listed to the left.
Agreement Exhibits	Check all that apply, for boxes checked that do not have a description, insert the name of the exhibit.
Exhibit A	Insert the scope of services covered by this agreement/ project. This exhibit is required.
Exhibit B	Insert the project schedule that applies to this agreement/ project. This exhibit is required.
Exhibit C	Qualification Based Selection (QBS) Checklist process must be followed when the value of engineering will meet and/or exceed the threshold in 50 ILCS 510. If the process does not apply, check the form not applicable checkbox on the top of the exhibit page. If the process applies and using federal funds, complete items 1 through 13. If the process applies and using state funds, complete items 14 through 16.
Exhibit D	Cost Plus Estimate of Consultant Services (CECS) Worksheet (BLR 05513 or BLR 05514). If the method of compensation was checked (under LPA Agrees item 4) as Cost Plus Fixed Fee (Anniversary Raise or Fixed Raise) in the agreement, then this exhibit is required and the correct BLR form: BLR 05514 for Fixed Raise or BLR 05513 for Anniversary Raise.
Exhibit	Use the remaining boxes and lines to add additional exhibits as needed.
LPA Agrees	
Method of Compensation	Select the method of compensation for this agreement by checking the applicable box. If Percent is checked (this is only available when agreement is for MFT funds.), insert in the box the applicable percentage. If Lump Sum is checked, complete the box after lump sum showing the lump sum compensation amount. For agreements funded with federal funds the lump sum shall be determined by using the Cost Plus Fixed Fee formula. If Specific Rate is checked, insert the specific rate in the box. The specific rate cannot exceed \$150,000. For a federal project this is limited to testing services only. If Cost Plus Fixed Fee is checked, select the type of raise the agreement will use: Anniversary or Fixed. If this method is selected, BLR 05513 or BLR 05514 must be included in the exhibits.

Agreement Summary

Prime Consultant (Firm) Name	Field populated from the Prime Consultant (Firm) Name entered on the first pages of the agreement.
TIN/FEIN/SS	Insert the Prime Consultant's Taxpayer Identification Number (TIN), Federal Employer Identification Number (FEIN) or Social Security Number (SS).
Agreement Amount	Insert the maximum agreement amount.
Subconsultant(s)	As applicable, insert the name of each subconsultant engaged in this agreement/ project. Subconsultants are defined as any firm that is required to complete a Cost Estimate of Consultant Services (CECS) Worksheet.
TIN/FEIN/SS	Insert the Subconsultant's Taxpayer Identification Number (TIN), Federal Employer Identification Number (FEIN) or Social Security Number (SS).
Agreement Amount	Insert the maximum agreement amount for the subconsultant listed to the left.
Add Subconsultant	If additional lines are needed for additional subconsultants, insert lines as needed and complete the required information.
Subconsultant Total	This field is automatically completed, it is the sum of all the agreement amounts for all subconsultants listed.
Prime Total	This field is automatically completed, it is the amount of the prime consultant fee as listed above.
Total for All	This field is automatically completed, it is the sum of the subconsultant and the prime total.

Agreement Signatures

Executed by LPA

Local Public Agency Type	From the drop down, select the type of LPA. Types to choose from are: City, County, Town, or Village.
Local Public Agency	Field populated from the Local Public Agency entered on the first pages of the agreement.
By	The LPA clerk will sign here.
By	The LPA official authorized to sign this agreement will sign and date here.
Seal of LPA	The LPA will seal the document here.
Title	Insert the title of the LPA official who signed above.

Executed by the Engineer

Prime Consultant (Firm) Name	Field populated from the Prime Consultant (Firm) Name entered on first pages of the agreement.
By	The person(s) authorized to sign this agreement from the engineering firm will sign and date here.
Title	Insert the title of the person signing above.

For Agreement using MFT or State Funds only:

Regional Engineer	Upon approval the Regional Engineer will sign and date here.
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A minimum of four (4) signed originals must be submitted to the Regional Engineer's District office.

Following approval, distribution will be as follows:

- Central Office (only for Projects using State and/or Federal Funds)
- District
- Engineer (Municipal, Consultant or County)
- Local Public Agency Clerk

OLD BUSINESS

ITEM 3

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Jill Applebee, Village Administrator
Date: March 18, 2025
Subject: Dana Mann-Prairie Winds N/S Road

During the March meeting, we approved to have a Not To Exceed Agreement with Dana Mann for \$10,000 for the North-South Road of Prairie Winds. We have met that, and based on what is left, we would like to ask for an additional agreement of not to exceed \$9,000. This is for 50 more hours of engineering services. We feel this will get us to the completion of his portion.

NEW BUSINESS

ITEM 1

NEW BUSINESS

ITEM 2

NEW BUSINESS

ITEM 3

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Jill Applebee, Village Administrator
Date: May 6, 2025
Subject: Enterprise Zone

The Decatur Macon County Enterprise Zone Board has approved the request for a boundary amendment to include an additional parcel into the Decatur-Macon County Enterprise Zone.

The next step is to receive the approval from the respective County and Village Boards and City Council to amend the designating ordinance or resolution to include this parcel. Attached, you will find the Addendum A (parcel legal description), Addendum B (maps) for the project listed below. I have also attached sample ordinances as an example, but I understand that the format will differ amongst the governing bodies.

The project is:

1. 12 C Properties LLC

Enterprise Zone Application Option 1: 12 C Properties LLC/RTB Fitness Center is proposing a development project for a gym facility in the Village of Forsyth. The project is expected to have a capital investment of more than \$2M and will employ 8-15 employees once operating. The development will be built east of Route 51 and off of Illiniwick Road in Forsyth. Please note: according to Macon County, the Village of Forsyth shows as the current property owner of the parcel. However, the deed recorded on 11-12-2024 was split to give a portion (12 acres) to 12 C Properties LLC but has not been updated on the parcel viewer and new PINs have not been issued at this time. A connector strip will be added from the nearest parcel that is located within the Enterprise Zone as indicated on the maps (attached).

Ordinance No _____

**ORDINANCE ADDING TERRITORY TO ENTERPRISE ZONE AND APPROVING THE AMENDMENT OF THE
ENACTING ORDINANCE AND INTERGOVERNMENTAL AGREEMENT
12 C Properties, LLC**

BE IT ORDAINED BY VILLAGE OF FORSYTH, ILLINOIS:

Section 1: That Ordinance 934 and the Decatur Macon County Enterprise Zone Intergovernmental Agreement, passed on the 2nd day of December, 2014 be, and the same is hereby amended at Addendum A thereof by adding to the end of said Addendum the following:

Amendment 9

Addendum A

07-07-14-200-007 (Part Of) | Vacant Lot, Forsyth IL

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 and referenced on Survey Plat dated October 9, 2024 and prepared by Dana W. Mann, Illinois Professional Land Surveyor No. 3698 and recorded with Approval of the Plat and Planned Unit Development as Document No. 2024R-010398. Situated in Macon County, Illinois.

PRESENTED, PASSED, APPROVED AND RECORDED this _____ day of _____ 2025.

– MAYOR

ATTEST:

– CITY CLERK

ADDENDUM A

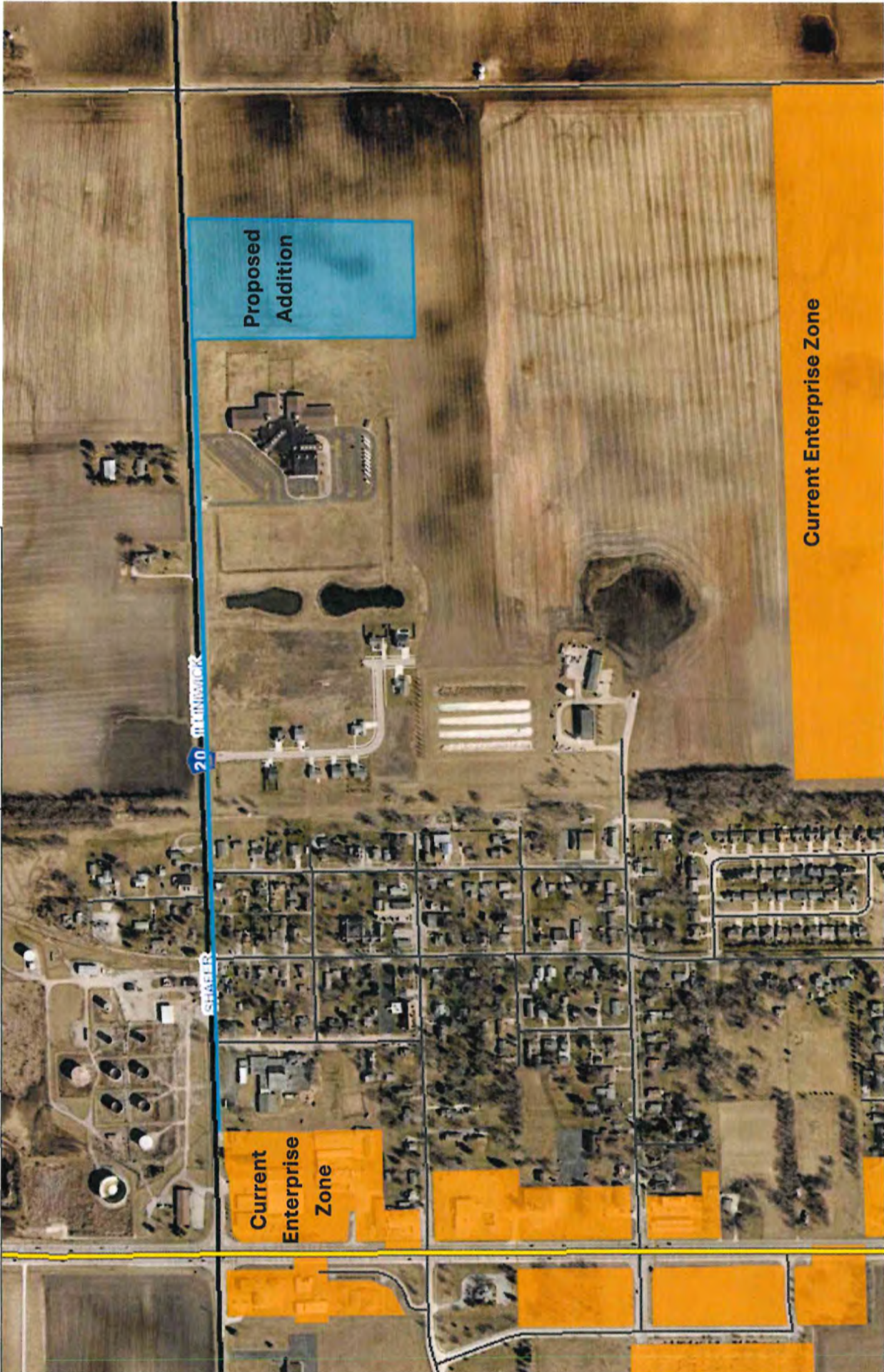
12 C Properties, LLC

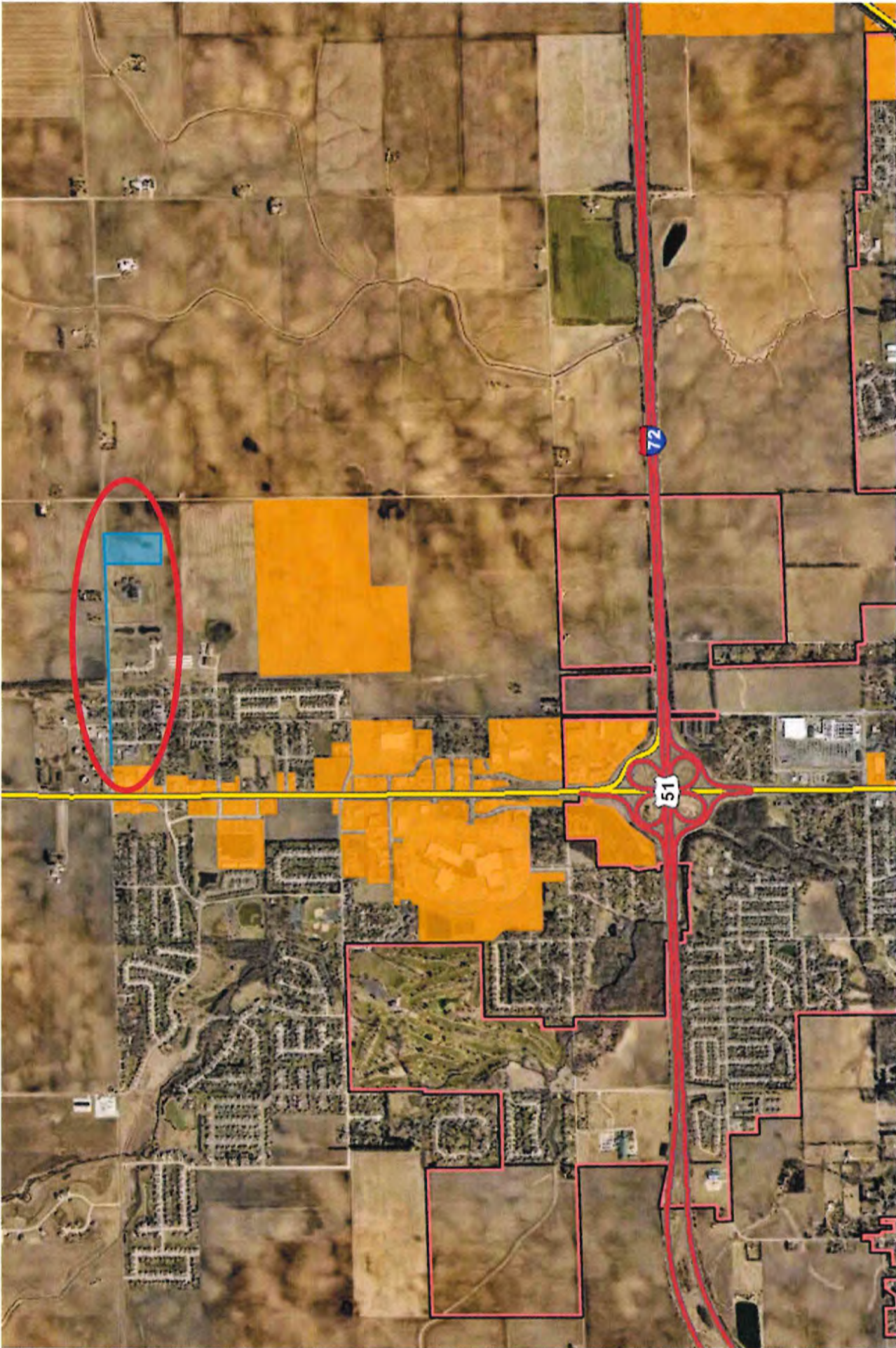
07-07-14-200-007 (Part Of) | Vacant Lot, Forsyth IL

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ADDENDUM B

PIN	Owner	Size (Acres)
07-07-14-200-007	12 C Properties LLC	12





THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

ORDINANCE
NUMBER _____

**ORDINANCE ADDING TERRITORY TO ENTERPRISE ZONE AND APPROVING
THE AMENDMENT OF THE ENACTING ORDINANCE AND
INTERGOVERNMENTAL AGREEMENT (AMENDMENT 9)**

JIM PECK, Mayor
CHERYL MARTY, Village Clerk

JIM ASHBY
CHELSIE KIDD
JEFF LONDON
JEREMY SHAW
DAVID WENDT
LAUREN YOUNG

Village Trustees

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

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

Ordinance No _____

**ORDINANCE ADDING TERRITORY TO ENTERPRISE ZONE AND APPROVING
THE AMENDMENT OF THE ENACTING ORDINANCE AND
INTERGOVERNMENTAL AGREEMENT (AMENDMENT 9)**

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

WHEREAS, on December 2, 2014, the Village approved an Ordinance Establishing the Decatur Macon County Enterprise Zone and the Decatur Macon County Enterprise Zone Intergovernmental Agreement; and

WHEREAS, the Decatur Macon County Enterprise Zone was thereafter certified by the State of Illinois and created; and

WHEREAS, the Ordinance Establishing the Decatur Macon County Enterprise Zone and the Decatur Macon County Enterprise Zone Intergovernmental Agreement has been amended eight (8) times; and

WHEREAS, the corporate authorities of the Village find it is in the best interests of the Village to approve any necessary amendments to the Ordinances and documents creating the Decatur Macon County Enterprise Zone to include the territory set forth in Addendum A with said amendment being the eighth amendment.

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

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

Section 2. Amendment to Territory of Decatur Macon County Enterprise Zone. The Village Board hereby approves an amendment to the territory of the Decatur Macon County Enterprise Zone to add the territory set forth in Addendum A of this Ordinance and further provides that Addendum A of Ordinance 934, as well as the Decatur Macon County Enterprise Zone Intergovernmental Agreement, shall be amended by adding the territory set forth in Addendum A and shown in Addendum B of this Ordinance. The Village Administrator and Village Clerk are authorized to execute any and all necessary documents to effectuate the addition of the territory set forth herein to the Decatur Macon County Enterprise Zone.

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

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

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

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

	YES	NO	ABSENT	PRESENT
ASHBY				
KIDD				
LONDON				
SHAW				
WENDT				
YOUNG				

PECK				
TOTAL				

VILLAGE OF FORSYTH

Jim Peck, Village Mayor

Attest:

Cheryl Marty, Village Clerk

ADDENDUM A

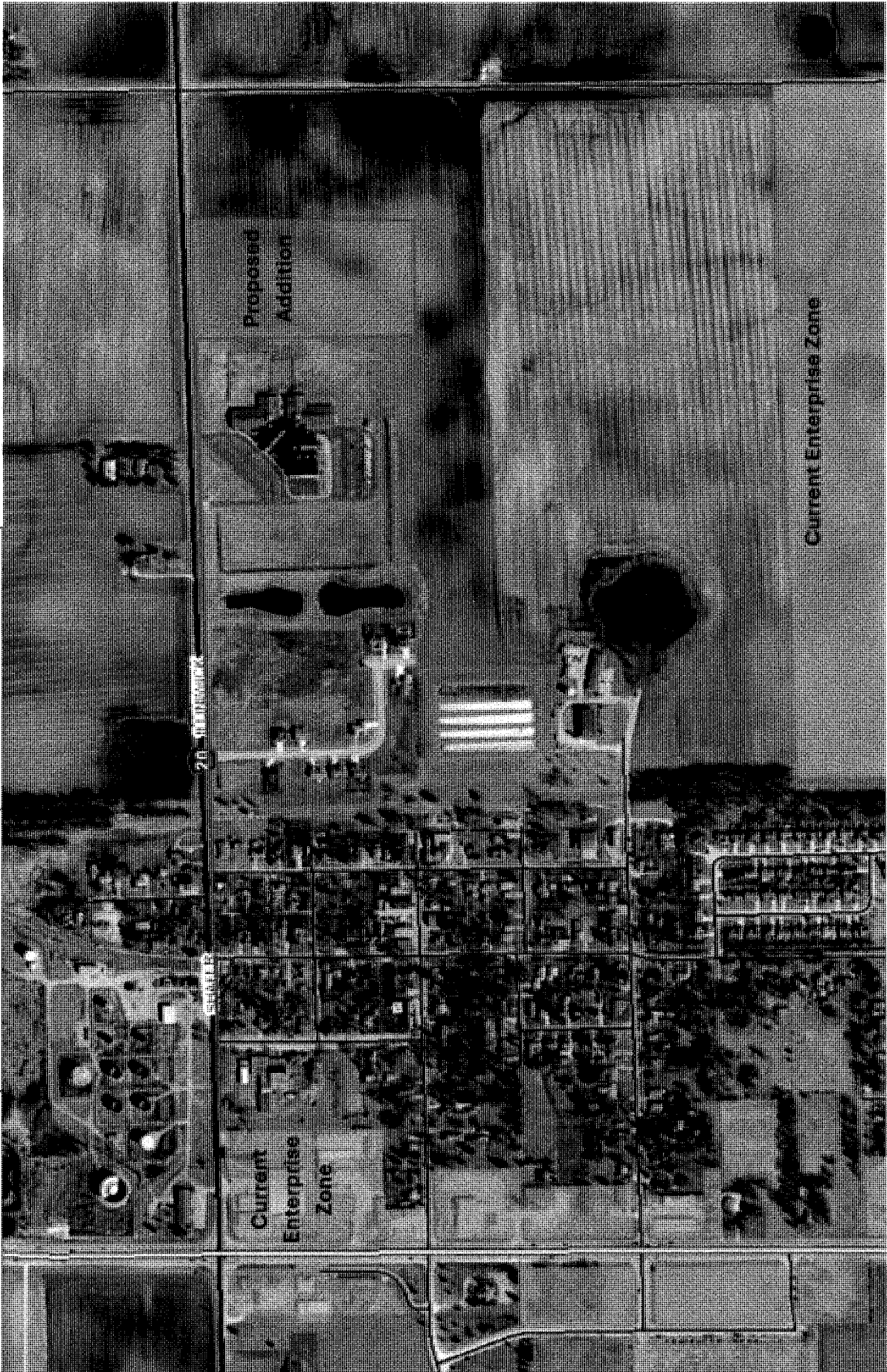
12C Properties, LLC

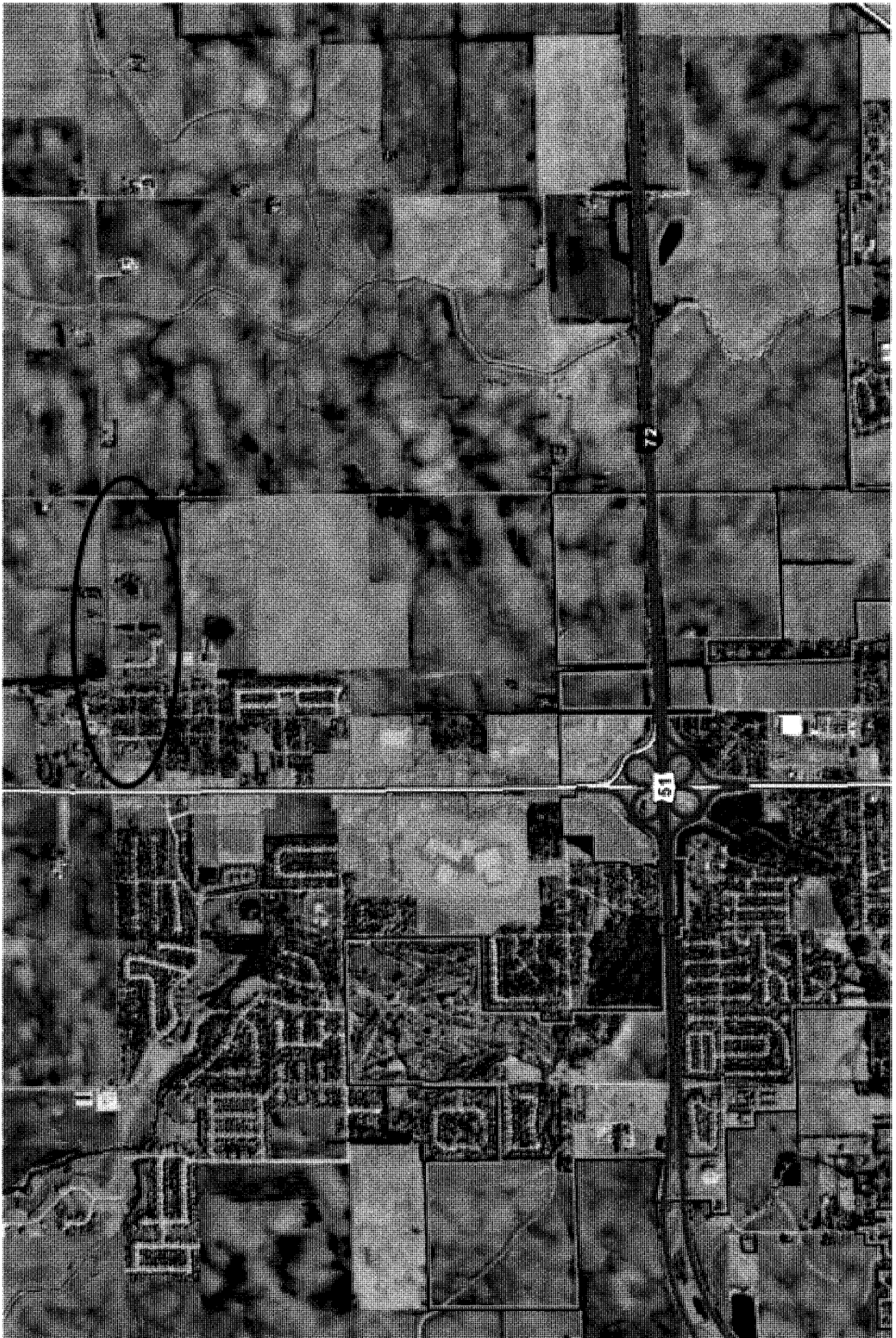
07-07-14-200-007 (Part Of) | Vacant Lot, Forsyth IL

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ADDENDUM B

PIN	Owner	Size (Acres)
07-07-14-200-007	12 C Properties LLC	12





THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

ORDINANCE
NUMBER 2025-10

**ORDINANCE ADDING TERRITORY TO ENTERPRISE ZONE AND APPROVING
THE AMENDMENT OF THE ENACTING ORDINANCE AND
INTERGOVERNMENTAL AGREEMENT (AMENDMENT 9)**

JIM PECK, Mayor
CHERYL MARTY, Village Clerk

JIM ASHBY
CHELSIE KIDD
JEFF LONDON
JEREMY SHAW
DAVID WENDT
LAUREN YOUNG

Village Trustees

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

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

Ordinance No 2025-10

**ORDINANCE ADDING TERRITORY TO ENTERPRISE ZONE AND APPROVING
THE AMENDMENT OF THE ENACTING ORDINANCE AND
INTERGOVERNMENTAL AGREEMENT (AMENDMENT 9)**

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

WHEREAS, on December 2, 2014, the Village approved an Ordinance Establishing the Decatur Macon County Enterprise Zone and the Decatur Macon County Enterprise Zone Intergovernmental Agreement; and

WHEREAS, the Decatur Macon County Enterprise Zone was thereafter certified by the State of Illinois and created; and

WHEREAS, the Ordinance Establishing the Decatur Macon County Enterprise Zone and the Decatur Macon County Enterprise Zone Intergovernmental Agreement has been amended eight (8) times; and

WHEREAS, the corporate authorities of the Village find it is in the best interests of the Village to approve any necessary amendments to the Ordinances and documents creating the Decatur Macon County Enterprise Zone to include the territory set forth in Addendum A with said amendment being the eighth amendment.

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

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

Section 2. Amendment to Territory of Decatur Macon County Enterprise Zone. The Village Board hereby approves an amendment to the territory of the Decatur Macon County Enterprise Zone to add the territory set forth in Addendum A of this Ordinance and further provides that Addendum A of Ordinance 934, as well as the Decatur Macon County Enterprise Zone Intergovernmental Agreement, shall be amended by adding the territory set forth in Addendum A and shown in Addendum B of this Ordinance. The Village Administrator and Village Clerk are authorized to execute any and all necessary documents to effectuate the addition of the territory set forth herein to the Decatur Macon County Enterprise Zone.

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

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

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

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

	YES	NO	ABSENT	PRESENT
ASHBY				
KIDD				
LONDON				
SHAW				
WENDT				
YOUNG				

PECK				
TOTAL				

VILLAGE OF FORSYTH

Jim Peck, Village Mayor

Attest:

Cheryl Marty, Village Clerk

ADDENDUM A

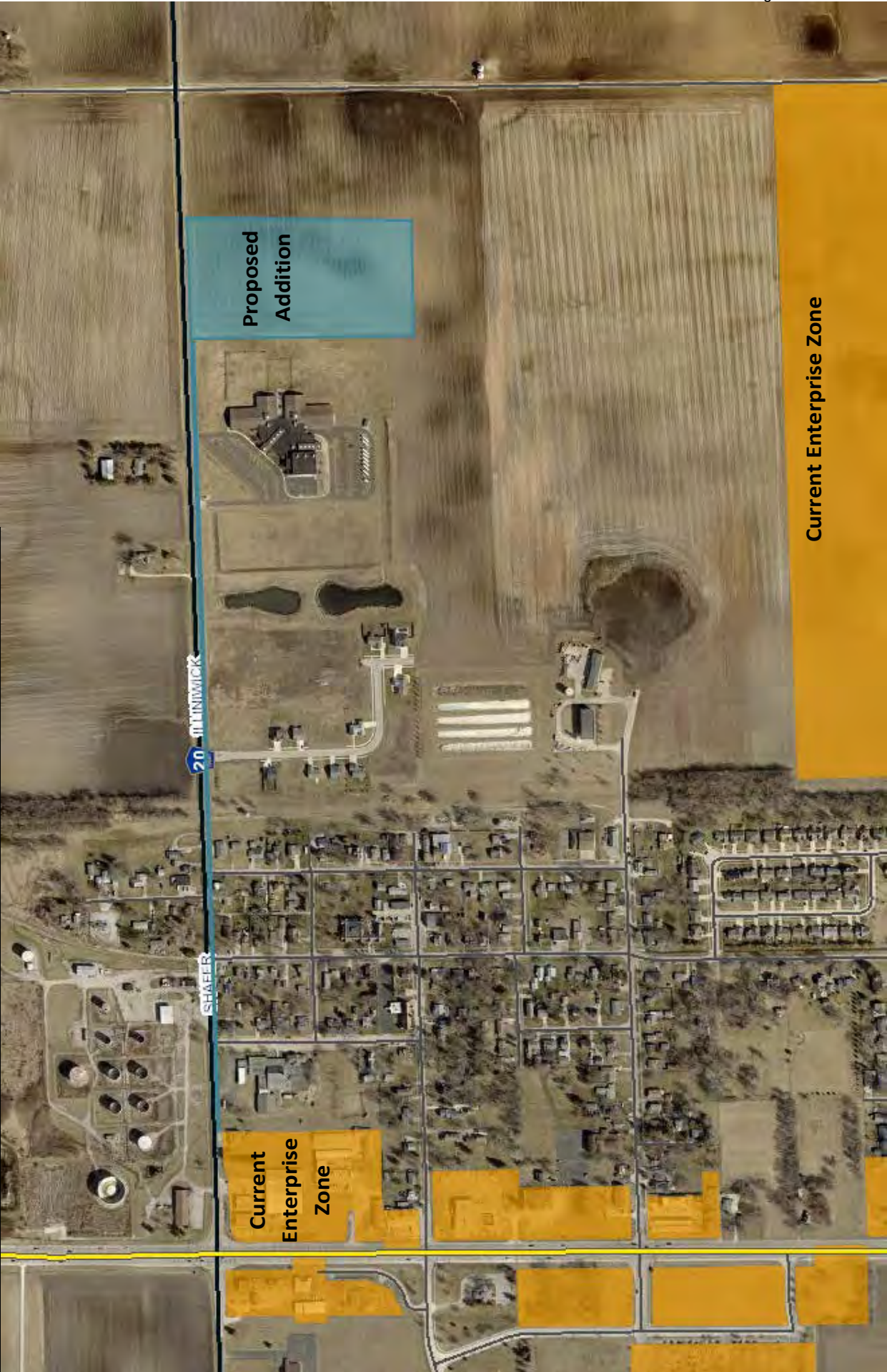
12C Properties, LLC

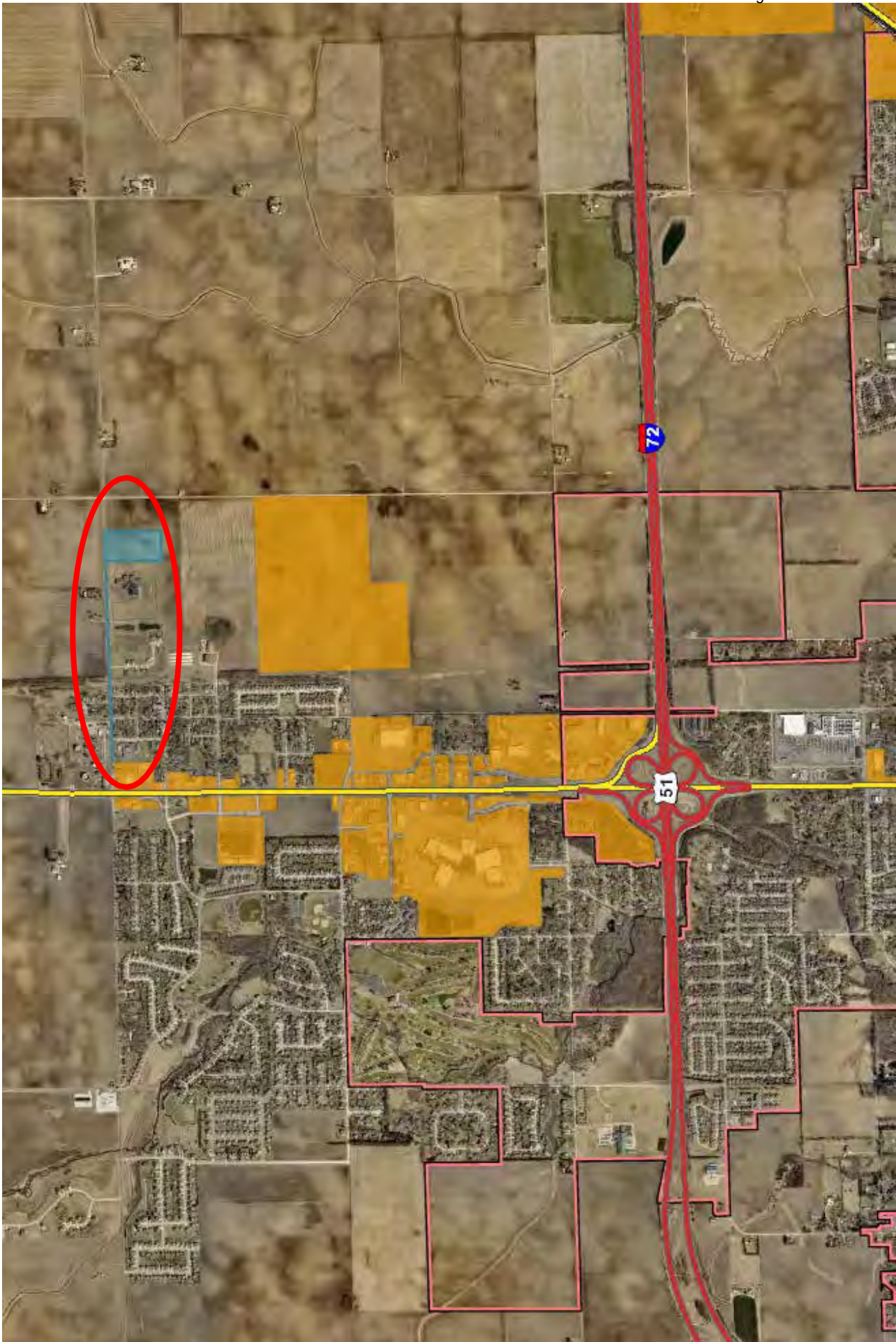
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ADDENDUM B

PIN	Owner	Size (Acres)
07-07-14-200-007	12 C Properties LLC	12





NEW BUSINESS

ITEM 4

VILLAGE OF
FORSYTH
 PRIDE & PROGRESS

MEMORANDUM

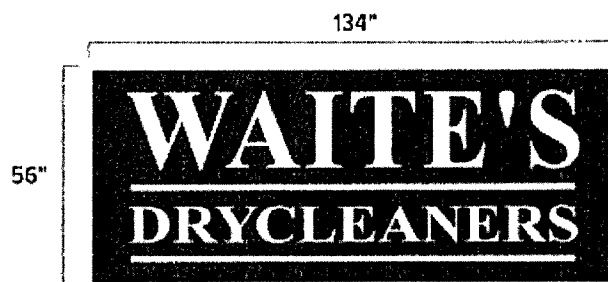
To: The Honorable President and Board of Trustees
From: Ryan Raleigh, Director of Planning and Zoning
Date: April 25, 2025
Subject: Waite's Cleaners Sign Variance

Waite's Cleaners has requested to vary the sign requirements of the Development Ordinance Section 7.4.C.(1)(d) for the real property located at 115 Magnolia Drive, Forsyth, IL 62535 and legally described as COLONIAL MANOR ADDITION LOT 13 95BK2696/357 70X134

Waite's is asking for a variance regarding the size of the wall sign over the new store front. The code allows for each tenant to have a maximum wall sign area not to exceed seven (7) percent of the building façade area upon which a particular business occupies to a maximum of two hundred (200) square feet.

The building façade area for Waite's Cleaners is 17' 10" wide by 20' tall. Their façade is 356.6 sq ft. With the 7% rule, the sign could be up to 25 sq ft. The sign they are proposing is 52 sq ft.

The Planning and Zoning Commission recommend approval of the variance by a vote of 4-0.



VILLAGE OF FORSYTH

301 S. Route 51

Forsyth, IL 62535

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



VARIANCE REQUEST APPLICATION

OWNER: ☐APPLICANT: ☒Name: William Waite Jr - Waite's Dry CleanersAddress: 115 Magnolia DrPhone Number: 217-519-6932E-mail: Waitedrycleaners@outlook.comProperty Address: 115 Magnolia Dr.PIN #: 07-07-14-303-003

Legal Description of the Property:

Colonial Manor Addition Lot 1395 BK 2696/357 70x134Zoning District: Municipal

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

We are asking to be allowed to have a 52 sq. ft sign at our new location so it is visible from Rt 51. Since we sit so far back + in a corner, we would like a larger sign.

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

Dry Cleaners - Drop store location

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

(07/2015) Building owner is Reed Sullivan 217-413-0907
 Business owner is Bill Waite Jr 217-519-6932

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)?

We are tucked in a corner -
Hard to find without a larger
sign.

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?

NO

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.

NO

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.

No

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

Yes - We feel the sign needs to be this size
for our business to be visible

\$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: [Signature] Date: 4/1/25

For office use only

Date Received: _____

PZC Meeting Date: _____

Application Fee Paid: _____

Board Meeting Date: _____

Approved (Y/N): _____

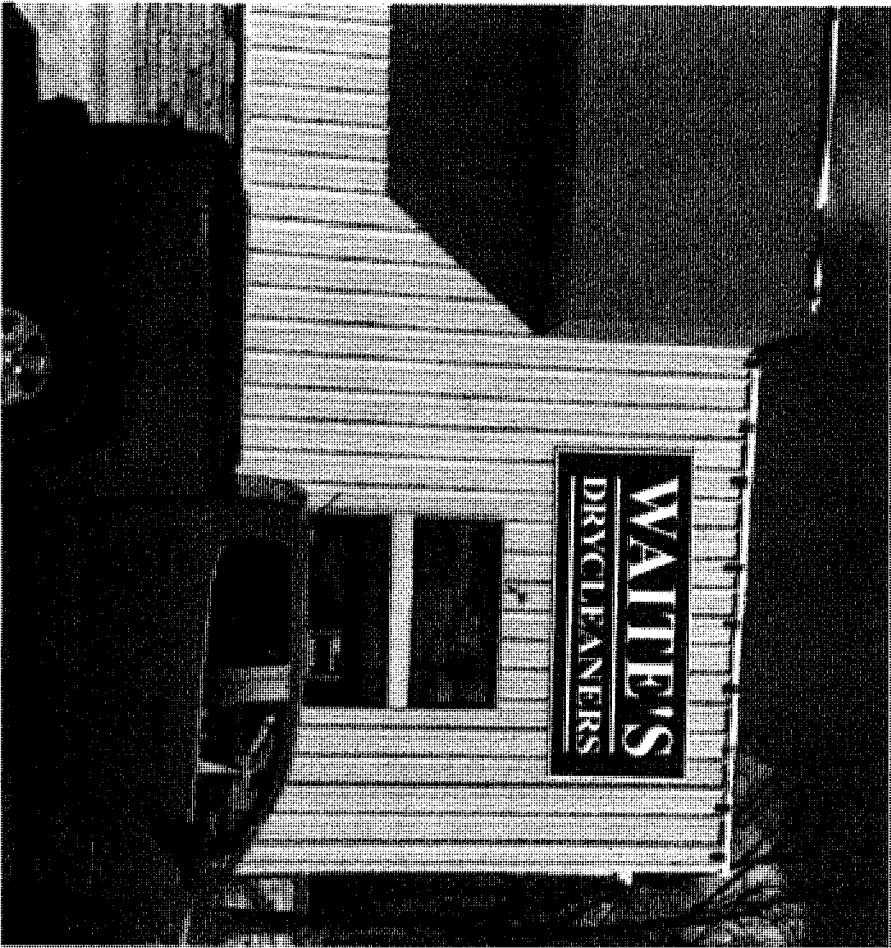
Ordinance # _____

WAITE'S DRYCLEANERS

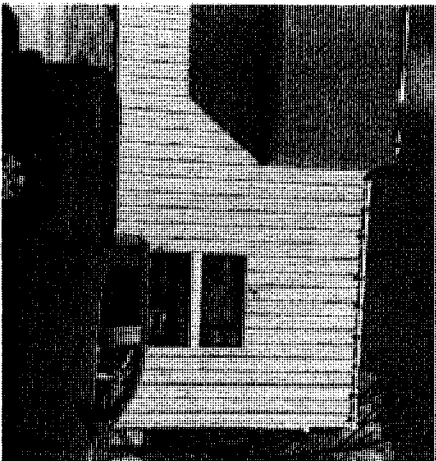
ADDRESS:
Forsyth, IL

DESIGN #:
WDC_100

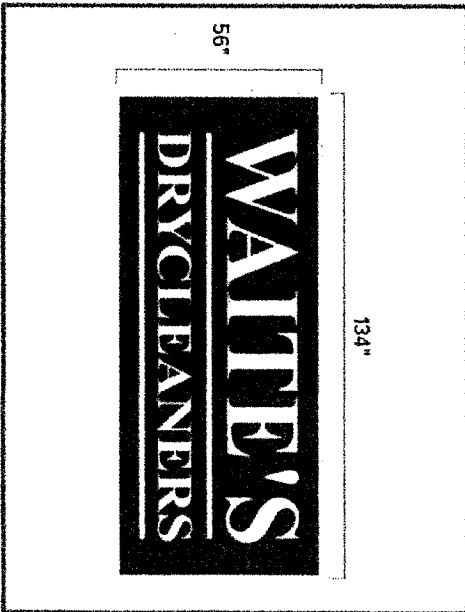
DATE:
March 24, 2025



EXISTING SIGNAGE



MEASUREMENTS:



NON-ILLUMINATED MAX METAL

SQUARE FEET: 52.00

SPECIFICATIONS: NON-ILLUMINATED 1.5" DEEP ALUMINUM PAN PAINTED BLUE WITH WHITE VINYL APPLIED.

REVISIONS:

APPROVAL:

Bendson

Signs & Graphics, Inc.

1506 East McBride Avenue
Decatur, Illinois 62526

Phone: 217-877-2345
Fax: 217-877-2347
www.bsg1946.com

ACCOUNT MANAGER:
Jason Tompkins

DESIGNER:
Evan Shafter

Customer: _____ Date: _____
Account Manager: _____ Date: _____
Designer: _____ Date: _____

This is an original unpublished drawing confidentially submitted for your personal use in connection with a project being planned for you by Bendson Signs & Graphics, Inc. It is not to be shown or described to others nor is it to be used, reproduced, copied or exhibited in any fashion.
Note: The colors depicted here are a graphic's representation. Actual color may vary. See color specifications.

VARIANCE RECOMMENDATION & FINDINGS OF FACT

To: Village of Forsyth Board of Trustees
From: Planning & Zoning Commission
Re: Recommendation for approval of a variance for the real property located at 115 Magnolia Drive, Forsyth, IL 62535 and legally described as COLONIAL MANOR ADDITION LOT 13 95BK2696/357 70X134
Date: April 25, 2025

On April 24, 2025, the Planning and Zoning Commission ("Commission") held a public hearing for a variance at 115 Magnolia Drive, Forsyth, IL 62535. The notice of the public hearing was published in the Herald & Review on April 9, 2025. A copy of the certificate of publication is attached.

Waite's Cleaners has requested to vary the sign requirements of the Development Ordinance Section 7.4.C.(1)(d).

Waite's is asking for a variance regarding the size of the wall sign over the new store front. The code allows for each tenant to have a maximum wall sign area not to exceed seven (7) percent of the building façade area upon which a particular business occupies to a maximum of two hundred (200) square feet.

The building façade are for Waite's Cleaners is 17' 10" wide by 20' tall. Their façade is 356.6 sq ft. With the 7% rule, the sign could be up to 25 sq ft. The sign they are proposing is 52 sq ft.

This property is legally described as A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 436 FEET SOUTH AND 33 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 14, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 51 AND THE NORTH RIGHT OF WAY LINE OF MOON STREET, FORSYTH, ILLINOIS, VACATED AS PER SURVEY RECORDED IN BOOK 1524, PAGE 636 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE OF MOON STREET, VACATED, 504.24 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF PENDELTON STREET, FORSYTH, ILLINOIS, VACATED, EXTENDED NORTH AS PER SURVEY RECORDED IN BOOK 1524, PAGE 638 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID VACATED PENDELTON STREET, 309.16 FEET TO A POINT 160 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF RUEHL STREET; THENCE WESTERLY ALONG A LINE 160 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF SAID RUEHL STREET, 504.62 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF U.S. ROUTE 51; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF U.S. ROUTE 51, 304.58 (304.53) FEET TO THE PLACE OF BEGINNING; EXCEPT THE NORTH 175.00 FEET THEREOF AND EXCEPT THE SOUTH 4 FEET OF THE EAST 164.65 FEET OF THE WEST 306.65 FEET THEREOF, AND EXCEPT THE

EAST 200 FEET THEREOF, AND EXCEPT THAT PART DEEDED TO THE PEOPLE OF THE STATE OF ILLINOIS IN WARRANTY DEED RECORDED IN BOOK 2096, PAGE 205 AS DOCUMENT No. 1138138, AND IN QUIT CLAIM DEED RECORDED IN BOOK 2096, PAGE 211 AS DOCUMENT No. 1138139. SITUATED IN MACON COUNTY, ILLINOIS.

Based on the public hearing, the Commission voted 4 to 0 to approve the variance. The Commission further made the following findings of fact:

1. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the existing zoning district. and
2. The plight of the owner is due to unique circumstances. and
3. If granted, the variation will not alter the essential character of the locality. The sign was changed on the north side last year and there have been no complaints to the Village.

The Commission further found as follows:

1. That the particular physical surroundings, shape, or topographical condition of the specific property involved would bring particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;
2. That the conditions upon which the petition for variation is based would not be generally applicable to other property within the same zoning district;
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property, or by the applicant;
5. That the granting of the variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located; and
6. That the proposed variation will not:
 - (i) Impair an adequate supply of light and air to adjacent properties.
 - (ii) Substantially increase the hazard from fire or other dangers to said property or adjacent properties.
 - (iii) Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of the Village.
 - (iv) Diminish or impair property values within the neighborhood.
 - (v) Unduly increase traffic congestion in the public streets and highways.
 - (vi) Create a nuisance.
 - (vii) Result in an increase in public expenditures.

Chairman, Planning & Zoning Commission

THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

ORDINANCE
NUMBER 2025-11

**AN ORDINANCE APPROVING A VARIANCE TO ALLOW A WALL SIGN AT 115
MAGNOLIA DRIVE, FORSYTH, ILLINOIS THAT EXCEEDS 7% OF THE FACADE**

JIM PECK, Mayor
CHERYL MARTY, Village Clerk

JIM ASHBY
CHELSIE KIDD
JEFF LONDON
JEREMY SHAW
DAVID WENDT
LAUREN YOUNG

Village Trustees

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

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

ORDINANCE NO. 2025-11

AN ORDINANCE APPROVING A VARIANCE TO ALLOW A WALL SIGN AT 115 MAGNOLIA DRIVE, FORSYTH, ILLINOIS THAT EXCEEDS 7% OF THE FACADE

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

WHEREAS, on April 1, 2025, an application was filed by William Waite Jr / Waite’s Dry Cleaners for a variance to Development Ordinance Section 7.4 C. (1) (d) to allow a 52 square foot sign on the façade of the property located at 115 Magnolia Drive in Forsyth, Illinois; and,

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on April 24, 2025, and in a 4-0 vote of the Planning and Zoning Commission recommended that the Village Board approve the variance requested; and,

WHEREAS, Section 9.4 of the Development Ordinance states:

The Village Board of trustees is the elected legislative (corporate) authority of the Village of Forsyth, and has reserved to itself the final authority on subdivisions, special uses, planned unit developments, amendments, and variations, to be exercised pursuant to its legislative discretion.

WHEREAS, Section 9.10 of the Development Ordinance permits the Village Board to approve variations from the Zoning Code upon establishment of a practical difficulty and/or particular hardship; and,

WHEREAS, the Village Board of Trustees and the Mayor of the Village of Forsyth believe it is in the best interests of the Village to grant the requested variance.

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

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

Section 2. Findings of Fact. The Village Board accepts the findings of fact of the Commission as set forth in the Commission's written Findings of Fact and Recommendation, attached hereto as **Exhibit A**.

Section 3. Description of the Property. The Property is commonly known as 115 Magnolia Drive in Forsyth, Illinois and is legally described as: COLONIAL MANOR ADDITION LOT 13 95BK2696/357 70X134 PIN: 07-07-14-303-003.

Section 4. Public Hearing. A public hearing was advertised in the April 9, 2025 Herald & Review and held by the Planning and Zoning Commission on April 24, 2025, at which time the Planning and Zoning Commission recommended approval of the variance. The Planning and Zoning Commission made certain findings related to the testimony at the public hearing.

Section 5. Variance. The variation to Section 7.4 C. (1) (d) requested in the April 1, 2025 Variance Request Application and detailed in the Findings of Fact and Recommendation is hereby granted to allow a 52 square foot sign on the building's façade.

Section 6. Severability. In the event a court of competent jurisdiction finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this Ordinance and the application thereof to the greatest extent permitted by law.

Section 7. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained

shall affect any rights, actions, or causes of action which shall have accrued to the Village of Forsyth prior to the effective date of this Ordinance.

Section 8. Effectiveness. This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

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

	YES	NO	ABSENT	PRESENT
ASHBY				
KIDD				
LONDON				
SHAW				
WENDT				
YOUNG				
PECK				
TOTAL				

VILLAGE OF FORSYTH

Jim Peck, Village Mayor

Attest:

Cheryl Marty, Village Clerk

EXHIBIT A
FINDINGS OF FACT AND RECOMMENDATION

VARIANCE RECOMMENDATION & FINDINGS OF FACT

To: Village of Forsyth Board of Trustees

From: Planning & Zoning Commission

Re: Recommendation for approval of a variance for the real property located at 115 Magnolia Drive, Forsyth, IL 62535 and legally described as COLONIAL MANOR ADDITION LOT 13 95BK2696/357 70X134

Date: April 25, 2025

On April 24, 2025, the Planning and Zoning Commission ("Commission") held a public hearing for a variance at 115 Magnolia Drive, Forsyth, IL 62535. The notice of the public hearing was published in the Herald & Review on April 9, 2025. A copy of the certificate of publication is attached.

Waite's Cleaners has requested to vary the sign requirements of the Development Ordinance Section 7.4.C.(1)(d).

Waite's is asking for a variance regarding the size of the wall sign over the new store front. The code allows for each tenant to have a maximum wall sign area not to exceed seven (7) percent of the building façade area upon which a particular business occupies to a maximum of two hundred (200) square feet.

The building façade area for Waite's Cleaners is 17' 10" wide by 20' tall. Their façade is 356.6 sq ft. With the 7% rule, the sign could be up to 25 sq ft. The sign they are proposing is 52 sq ft.

This property is legally described as A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 436 FEET SOUTH AND 33 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 14, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 51 AND THE NORTH RIGHT OF WAY LINE OF MOON STREET, FORSYTH, ILLINOIS, VACATED AS PER SURVEY RECORDED IN BOOK 1524, PAGE 636 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE OF MOON STREET, VACATED, 504.24 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF PENDELTON STREET, FORSYTH, ILLINOIS, VACATED, EXTENDED NORTH AS PER SURVEY RECORDED IN BOOK 1524, PAGE 638 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID VACATED PENDELTON STREET, 309.16 FEET TO A POINT 160 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF RUEHL STREET; THENCE WESTERLY ALONG A LINE 160 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF SAID RUEHL STREET, 504.62 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF U.S. ROUTE 51; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF U.S. ROUTE 51, 304.58 (304.53) FEET TO THE PLACE OF BEGINNING; EXCEPT THE NORTH 175.00 FEET THEREOF AND EXCEPT THE SOUTH 4 FEET OF THE EAST 164.65 FEET OF THE WEST 306.65 FEET THEREOF, AND EXCEPT THE

EAST 200 FEET THEREOF, AND EXCEPT THAT PART DEEDED TO THE PEOPLE OF THE STAT OF ILLINOIS IN WARRANTY DEED RECORDED IN BOOK 2096, PAGE 205 AS DOCUMENT No. 1138138, AND IN QUIT CLAIM DEED RECORDED IN BOOK 2096, PAGE 211 AS DOCUMENT No. 1138139. SITUATED IN MACON COUNTY, ILLINOIS.

Based on the public hearing, the Commission voted 4 to 0 to approve the variance. The Commission further made the following findings of fact:

1. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the existing zoning district. and
2. The plight of the owner is due to unique circumstances. and
3. If granted, the variation will not alter the essential character of the locality. The sign was changed on the north side last year and there have been no complaints to the Village.

The Commission further found as follows:

1. That the particular physical surroundings, shape, or topographical condition of the specific property involved would bring particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;
2. That the conditions upon which the petition for variation is based would not be generally applicable to other property within the same zoning district;
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property, or by the applicant;
5. That the granting of the variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located; and
6. That the proposed variation will not:
 - (i) Impair an adequate supply of light and air to adjacent properties.
 - (ii) Substantially increase the hazard from fire or other dangers to said property or adjacent properties.
 - (iii) Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of the Village.
 - (iv) Diminish or impair property values within the neighborhood.
 - (v) Unduly increase traffic congestion in the public streets and highways.
 - (vi) Create a nuisance.
 - (vii) Result in an increase in public expenditures.

Chairman, Planning & Zoning Commission

NEW BUSINESS

ITEM 5



MEMORANDUM

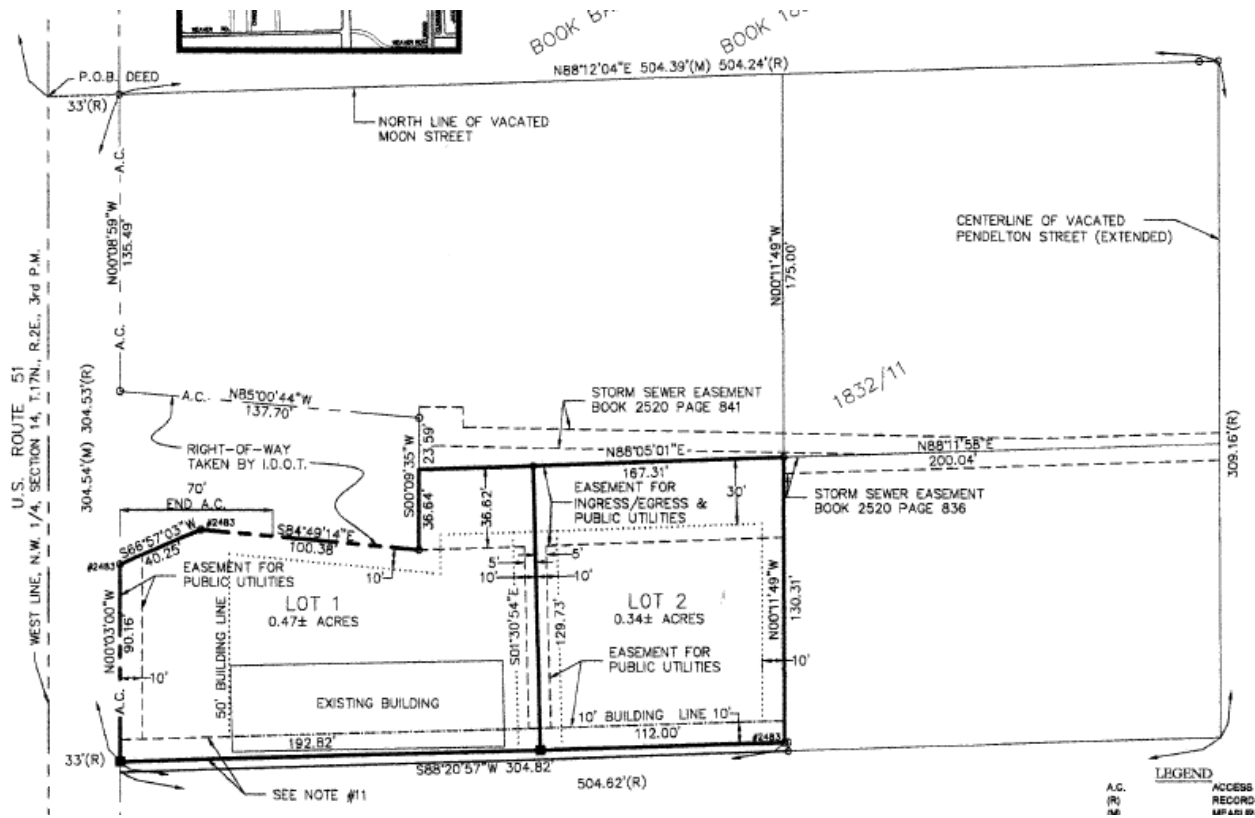
To: The Honorable President and Board of Trustees
From: Ryan Raleigh, Director of Planning and Zoning
Date: April 25, 2025
Subject: Minor Subdivision & Re-Plat

Jarrold P. Stock has made a request for minor subdivision and a re-plat of his property located at 254 US Route 51, in Forsyth. The replat would divide the property into two separate lots. The new lots would be legally described as:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 436 FEET SOUTH AND 33 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 14, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 51 AND THE NORTH RIGHT OF WAY LINE OF MOON STREET, FORSYTH, ILLINOIS, VACATED AS PER SURVEY RECORDED IN BOOK 1524, PAGE 636 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE OF MOON STREET, VACATED, 504.24 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF PENDELTON STREET, FORSYTH, ILLINOIS, VACATED, EXTENDED NORTH AS PER SURVEY RECORDED IN BOOK 1524, PAGE 638 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID VACATED PENDELTON STREET, 309.16 FEET TO A POINT 160 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF RUEHL STREET; THENCE WESTERLY ALONG A LINE 160 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF SAID RUEHL STREET, 504.62 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF U.S. ROUTE 51; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF U.S. ROUTE 51, 304.58 (304.53) FEET TO THE PLACE OF BEGINNING; EXCEPT THE NORTH 175.00 FEET THEREOF AND EXCEPT THE SOUTH 4 FEET OF THE EAST 164.65 FEET OF THE WEST 306.65 FEET THEREOF, AND EXCEPT THE EAST 200 FEET THEREOF, AND EXCEPT THAT PART DEEDED TO THE PEOPLE OF THE STATE OF ILLINOIS IN WARRANTY DEED RECORDED IN BOOK 2096, PAGE 205 AS DOCUMENT No. 1138138, AND IN QUIT CLAIM DEED RECORDED IN BOOK 2096, PAGE 211 AS DOCUMENT No. 1138139. SITUATED IN MACON COUNTY, ILLINOIS.

The Planning and Zoning Commission recommend approval of the minor subdivision and re-plat by a vote of 4-0.



THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

ORDINANCE
NUMBER 2025-12

**AN ORDINANCE APPROVING MINOR SUBDIVISION AND FINAL PLAT FOR
PROPERTY LOCATED AT 254 US ROUTE 51, FORSYTH, ILLINOIS
(PIN: 07-07-14-101-006)**

JIM PECK, Mayor
CHERYL MARTY, Village Clerk

JIM ASHBY
CHELSIE KIDD
JEFF LONDON
JEREMY SHAW
DAVID WENDT
LAUREN YOUNG

Village Trustees

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

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

ORDINANCE NO. 2025-12

**AN ORDINANCE APPROVING MINOR SUBDIVISION AND FINAL PLAT FOR
PROPERTY LOCATED AT 254 US ROUTE 51, FORSYTH, ILLINOIS
(PIN: 07-07-14-101-006)**

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

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

WHEREAS, the Village’s Development Ordinance Code, Section 11.5 provides for the requirements of a final plats for minor subdivision; and

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

WHEREAS, Jarrod P. Stock petitioned for approval of his final plat for minor subdivision of the property located at 254 U.S. Route 51, Forsyth, Illinois and described as: A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF OF SECTION 14 TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN MACON COUNTY ILLINOIS (PIN: 07-07-14-101-006) with said subdision plat attached as **Exhibit A**;

WHEREAS, notice of the public hearing on Jarrod P. Stock’s petition was published on April 9, 2025;

WHEREAS, the Planning and Zoning Commission held a meeting where Jarrod P. Stock petitioned for approval of his final plat for minor subdivision on April 24, 2025, and at said meeting voted to recommend approval of same by a vote of 4-0; and

WHEREAS, the Planning and Zoning Commission findings and recommendations are attached as **Exhibit B**; and

WHEREAS, the Mayor and the Board of Trustees of the Village of Forsyth, Illinois, desire to approve Jarrod P. Stock's petition as set forth herein.

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

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

Section 2. Findings. The Village Board finds that all of the requirements of Section 11.5 of the Village's Development Ordinance have been complied with and the application for approval of Jarrod P. Stocks final plat for minor subdivision of the property located at 254 U.S. Route 51, Forsyth, Illinois and described as: A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF OF SECTION 14 TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN MACON COUNTY ILLINOIS (PIN: 07-07-14-101-006), shall be granted.

Section 3. Approval of Jarrod P. Stock's Petition. The Village Board hereby approves Jarrod P. Stock's petition and final plat of minor subdivision attached as **Exhibit A** having considered the information in both **Exhibit A** and having adopted the findings and recommendations in **Exhibit B**.

Section 4. Severability. In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

Section 5. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Forsyth prior to the effective date of this ordinance.

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

SO ORDAINED this 6th day of May, 2025, at Forsyth, Macon County, Illinois.

	YES	NO	ABSENT	PRESENT
ASHBY				
KIDD				
LONDON				
SHAW				
WENDT				
YOUNG				
PECK				
TOTAL				

VILLAGE OF FORSYTH

Jim Peck, Village Mayor

Attest:

Cheryl Marty, Village Clerk

**EXHIBIT A
PLAT**

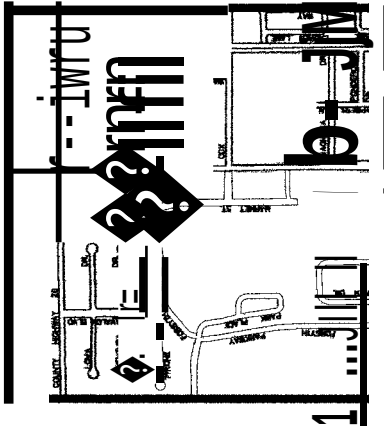
STOCK-HOADLEY SUBDIVISION

A SUBDMSION OF A PART OF THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS

OWNER/ SUBDIVIDER JA STOCK HOLDINGS LLC

NORTHWEST CORNER,
SECTION 14, T17N,
R.2E., 3rd P.M.

LOCATION MAP



11
0' 1' 1"

N8B12°04'E 504.39'(M) 54.24'(R)

NORTH LINE OF VACATED
MOON STREET

CENTERLINE OF VACATED
PENDELTON STREET (EXTENDED)

STORM SEWER EASEMENT
BOOK 2520 PAGE 841

N88°05'01"E
EASEMENT FOR
STORM SEWER EASEMENT
BOOK 2520 PAGE 841

INGRESS/EGRESS & 3
EASEMENT FOR
STORM SEWER EASEMENT
BOOK 2520 PAGE 841

0.3 L₄ O₄ T₄ A₂ C₂ S₂ b. 4'
EASEMENT FOR
PUBLIC UTILITIES

112.00'
504.62'(R)

SEE NOTE #11

FOR SYD! PLANNING & ZONING COMMISSION

DATED:

APPROVED BY:

ADJUSTED BY:

SECRETARY

FOR SYD! H VILLAGE BOARD

DATED:

APPROVED BY:

ADJUSTED BY:

VILLAGE CLERK

FOR SYD! H VILLAGE BOARD

DATED:

APPROVED BY:

ADJUSTED BY:

VILLAGE CLERK

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 TO THE EXCLUSIVE BENEFIT OF THE OWNERS OR THEIR
REPRESENTATIVES ON FEBRUARY 27, 2025.

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 TO THE EXCLUSIVE BENEFIT OF THE OWNERS OR THEIR

REPRESENTATIVES ON FEBRUARY 27, 2025.

WE, THE UNDERSIGNED, RESPECTIVELY A REGISTERED PROFESSIONAL ENGINEER AND THE
OWNER OR OWNERS OF THE LAND SUBMITTED HEREBY OR THE DULY AUTHORIZED ATTORNEY
OF SUCH OWNER OR OWNERS, STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE
DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH
SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE IS
CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF
SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS, WHICH THE SUBDIVIDER, OR SUBDIVIDERS
HAVE A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN
ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE
THE UNLAWFUL DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF

2/27/25

OWNEY

DATED

DANA W. MANN, PROFESSIONAL ENGINEER No. 57164

2/27/25

GENERAL NOTES

1. ALL LOT CORNERS ARE MARKED WITH IRON PINS UNLESS OTHERWISE NOTED.
2. ALL EASEMENTS ARE FOR DRAINAGE AND PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
3. NO PART OF THIS PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
4. ALL OF THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF FORSYTH.
5. FIELD WORK COMPLETED FEBRUARY 2025.
6. BUILDING SETBACKS TO BE 10 FEET (60 FEET ROUTE 51)

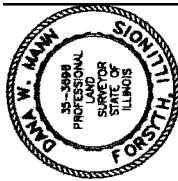
7. THE SUBJECT PARCEL APPEARS ON F.E.M.A.'S "FLOOD INSURANCE RATE MAP" FOR MACON COUNTY AND INCORPORATED AREAS, MAP NUMBER 17115C0187E WITH AN EFFECTIVE DATE OF JUNE 7, 2017. THE SUBJECT PARCEL IS LOCATED IN "ZONE X" (AREA OF MINIMAL FLOOD HAZARD).
8. BEARINGS SHOWN ARE ASSUMED.
9. LOT 1 HAS AN EXISTING BUILDING WITH A STREET ADDRESS OF 254 S. ROUTE 51.
10. REFERENCE DOCUMENTS: PLATS OF SURVEY BY WARREN E. HAGAN RECORDED IN BOOK 1977 ON PAGE 3 AND BOOK 1775 ON PAGE 577; WARRANTY DEED RECORDED IN BOOK 4635 ON PAGE 169; PLAT OF SURVEY BY LOREN ELROD DATED MARCH 13, 1965.
11. EASEMENTS GRANTED TO ILLINOIS POWER COMPANY RECORDED IN BOOK 1894 ON PAGE 678 AND BOOK 3196 ON PAGE 318 WHICH RUN OVER AND ACROSS THE SOUTH 10 FEET OF LOTS 1 AND 2.

LEGEND

- A.C. (Symbol)
- #2483
- 0
- CAP BY GARY B. DECKARD
- IRON PIN SET (5/8" X 30")
- CONCRETE MONUMENT SET
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- LOT LINE
- BOUNDARY LINE
- SECTION LINE

SEE NOTE #11

11/30/25



Exp. 11/30/26

DANA W. MANN, IPLS No. 3898

LICENSE EXP. DATE 11/30/2026

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

SHEET NO.

1 OF 1

PROJECT NO.

2502

**OWNER'S DECLARATION OF STOCK-HOADLEY SUBDIVISION, A SUBDIVISION
OF A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD
PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS.**

BE IT KNOWN THAT JA Stock Holdings LLC, and their successors and assigns, being the Owner of the following described tracts:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 436 FEET SOUTH AND 33 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 14, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 51 AND THE NORTH RIGHT OF WAY LINE OF MOON STREET, FORSYTH, ILLINOIS, VACATED AS PER SURVEY RECORDED IN BOOK 1524, PAGE 636 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE OF MOON STREET, VACATED, 504.24 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF PENDELTON STREET, FORSYTH, ILLINOIS, VACATED, EXTENDED NORTH AS PER SURVEY RECORDED IN BOOK 1524, PAGE 638 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID VACATED PENDELTON STREET, 309.16 FEET TO A POINT 160 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF RUEHL STREET; THENCE WESTERLY ALONG A LINE 160 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF SAID RUEHL STREET, 504.62 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF U.S. ROUTE 51; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF U.S. ROUTE 51, 304.58 (304.53) FEET TO THE PLACE OF BEGINNING; EXCEPT THE NORTH 175.00 FEET THEREOF AND EXCEPT THE SOUTH 4 FEET OF THE EAST 116.65 FEET OF THE WEST 306.65 FEET THEREOF, AND EXCEPT THE EAST 200 FEET THEREOF, AND EXCEPT THAT PART DEEDED TO THE PEOPLE OF THE STATE OF ILLINOIS IN WARRANTY DEED RECORDED IN BOOK 2096, PAGE 205 AS DOCUMENT No. 1138138, AND IN QUIT CLAIM DEED RECORDED IN BOOK 2096, PAGE 211 AS DOCUMENT No. 1138139. SITUATED IN MACON COUNTY, ILLINOIS.

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

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

1. Grant and Use of Easements.

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

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

(c) The owner of Stock-I-Hoadley Subdivision further acknowledges the existence of an existing 15-foot-wide access easement for the benefit of the parcel owners for the adjacent north and east parcels. The easement is modified by the plat of Stock-Hoadley Subdivision to include the existing as-built access road location.

2. Building Setback.

Certain building setbacks are shown in the Final Plat of Stock-Hoadley Subdivision. Such building setbacks must be met for and construction completed on each lot of Stock-Hoadley Subdivision.

”
). .

Subordination of Mortgages.

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

4. Not Severable.

The easements granted in this Owner's Declaration and all conveyances of lots in the

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

5. Miscellaneous.

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

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

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

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

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

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

IN WITNESS WHEREOF, the authorized officer of JA Stock Holdings LLC, has
executed this Owner's Declaration for Stock-Hoadley Subdivision

on this **27** day of February, 2025.

B.V. - 

O.  er

TAX CERTIFICATION

STATE OF ILLINOIS

) SS

COUNTY OF **MACON**)

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

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 436 FEET SOUTH AND 33 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 14, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 51 AND THE NORTH RIGHT OF WAY LINE OF MOON STREET, FORSYTH, ILLINOIS, VACATED AS PER SURVEY RECORDED IN BOOK 1524, PAGE 636 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE OF MOON STREET, VACATED, 504.24 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF PENDELTON STREET, FORSYTH, ILLINOIS, VACATED, EXTENDED NORTH AS PER SURVEY RECORDED IN BOOK 1524, PAGE 638 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID VACATED PENDELTON STREET, 309.16 FEET TO A POINT 160 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF RUEHL STREET; THENCE WESTERLY ALONG A LINE 160 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF SAID RUEHL STREET, 504.62 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF U.S. ROUTE 51; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF U.S. ROUTE 51, 304.58 (304.53) FEET TO THE PLACE OF BEGINNING; EXCEPT THE NORTH 175.00 FEET THEREOF AND EXCEPT THE SOUTH 4 FEET OF THE EAST. 164.65 FEET OF THE WEST 306.65 FEET THEREOF, AND EXCEPT THE EAST 200 FEET THEREOF, AND EXCEPT THAT PART DEEDED TO THE PEOPLE OF THE STATE OF ILLINOIS IN WARRANTY DEED RECORDED IN BOOK 2096, PAGE 205 AS DOCUMENT No. 1138138, AND IN QUIT CLAIM DEED RECORDED IN BOOK 2096, PAGE 211 AS DOCUMENT No. 1138139. SITUATED IN MACON COUNTY, ILLINOIS.

known as the following parcel 1.0. Number (s): ~~07-07-14-101-006~~ to be known as "STOCK-HOADLEY SUBDIVISION" and included therein. *11?*

IN WITNESS, I have hereunto set my hand and seal this **5** day of February, 2025.


JOSH TANNER
MACON COUNTY CLERK

SURVEYOR'S REPORT

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

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

Dated February 21, 2025 at Forsyth, Illinois.


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

OWNER'S AFFIDAVIT

STATE OF fl.t./1... (JJ/J

) SS

COUNTY ol/11 fyll/rh

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

J"-c:ro J P. Sfruc). (as the Owner, personally known to me to be the
same person whose name is subscribed to the foregoing instrument, appeared before me this
day in person and acknowledged that they signed, sealed and delivered this instrument as their
free and voluntary act for the use and purposes therein set forth.

Given under my hand and notary seal this 22 /A. day of February, 2025.

A stylized notary seal featuring a large, bold letter 'A' in the center. On either side of the 'A' is a diamond shape containing a question mark. Below the 'A' is a horizontal line with the words 'Notary Public' written underneath it.

OFFICIAL SEAL
KIMBERLY A TAYLOR
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NUMBER 847391
MY COMMISSION EXPIRES: NOVEMBER 7, 2028

APPROVAL (BOARD)

STATE OF ILLINOIS

) SS

COUNTY OF MACON)

This is to certify that the attached Plat of STOCK-HOADLEY SUBDIVISION, with the accompanying certificates, was submitted to the Board of the Village of Forsyth and was by the Board duly approved.

Dated this _____ day of _____, 2025.

Mayor of the Village of Forsyth, Illinois

Clerk of the Village of Forsyth, Illinois

APPROVAL (PLANNING AND ZONING COMMISSION)

STATE OF ILLINOIS

) SS

COUNTY OF MACON)

Representing the Planning and Zoning Commission of the Village of Forsyth, Illinois, we do hereby approve the attached plat of STOCK-HOADLEY SUBDIVISION for record,

this _____ day of _____,2025.

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

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

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

2/12/25

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

Re: Stock-Hoadley Subdivision

Dear Mr. Mann:

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

Sincerely,

NICHOLAS T. FITCH

Nicholas T. Fitch
AT&T OSPE, Decatur/Springfield, IL

RE: [EXTERNAL] Stock-Hoadley Subdivision, Forsyth IL

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

To: mannengr@yahoo.com

Date: Tuesday, February 11, 2025 at 01:17 PM CST

Mr. Mann,

Comcast has aerial cable attached to Ameren power poles in the south Right-of-Way of Ruehl St. and east Right-of-Way of US Rte. 51. However, we have no facilities within the limits of the Plat of Subdivision and therefore have no objection to the Stock-Hoadley Plat of Subdivision.

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

Sincerely,

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

From: Dana Mann <mannengr@yahoo.com>
Sent: Tuesday, February 11, 2025 12:21 PM
To: Wyman, Ted <ted_wyman@comcast.com>
Subject: [EXTERNAL] Stock-Hoadley Subdivision, Forsyth IL

Mr. Wyman,

I am submitting a 2-lot subdivision plat for review. The site address is 254 S. Route 51 in Forsyth, IL. The subdivision will divide 1 existing tract into 2 new subdivision lots. I have attached a PDF of the plat. Please review and if acceptable provide a sign off letter or email for easements. Thank you.

Dana Mann, PE, PLS



February 13, 2025

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

RE: Stock-Hoadley Subdivision - Project No. 2502

Dear Mr. Mann:

Ameren Illinois has reviewed the Final Plat of Stock-Hoadley Subdivision. Based on our engineering review, Ameren Illinois finds the Final Plat acceptable as submitted.

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

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

Sincerely,

Dee Holienstine

Dee Holienstine, SR/WA
Sr. Real Estate Agent

cc: Andrue Zulueta

EXHIBIT B
REPORT AND RECOMMENDATION

RECOMMENDATION & FINDINGS OF FACT

To: Village of Forsyth Board of Trustees

From: Planning & Zoning Commission

Re: Recommendation for approval of a minor subdivision and re-plat for the real property located at 254 US Route 51, Forsyth, IL 62535 and legally described as E O SMITH ADD OF OL TO FORSYTH S129.53 N740.53 E305 M/L W338 LOT 1 129.53X305

Date: April 25, 2025

On April 24, 2025, the Planning and Zoning Commission ("Commission") held a public hearing on the petition for approval of the minor subdivision and re-plat of the property located at 254 US Route 51, Forsyth, IL 62535. The notice of the public hearing was published in the Herald & Review on April 9, 2025. A copy of the certificate of publication is attached.

Jarrold P. Stock owns the property at 254 US Route 51, petitioned to divide the property into two lots. This will modify the plots legally described as A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Based on the public hearing, the Commission voted 4 to 0 to recommend approval of the minor subdivision and re-plat attached here in as Exhibit 1. Based on the public hearing, the Commission found the special use will:

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

Chairman, Planning & Zoning Commission

NEW BUSINESS

ITEM 6

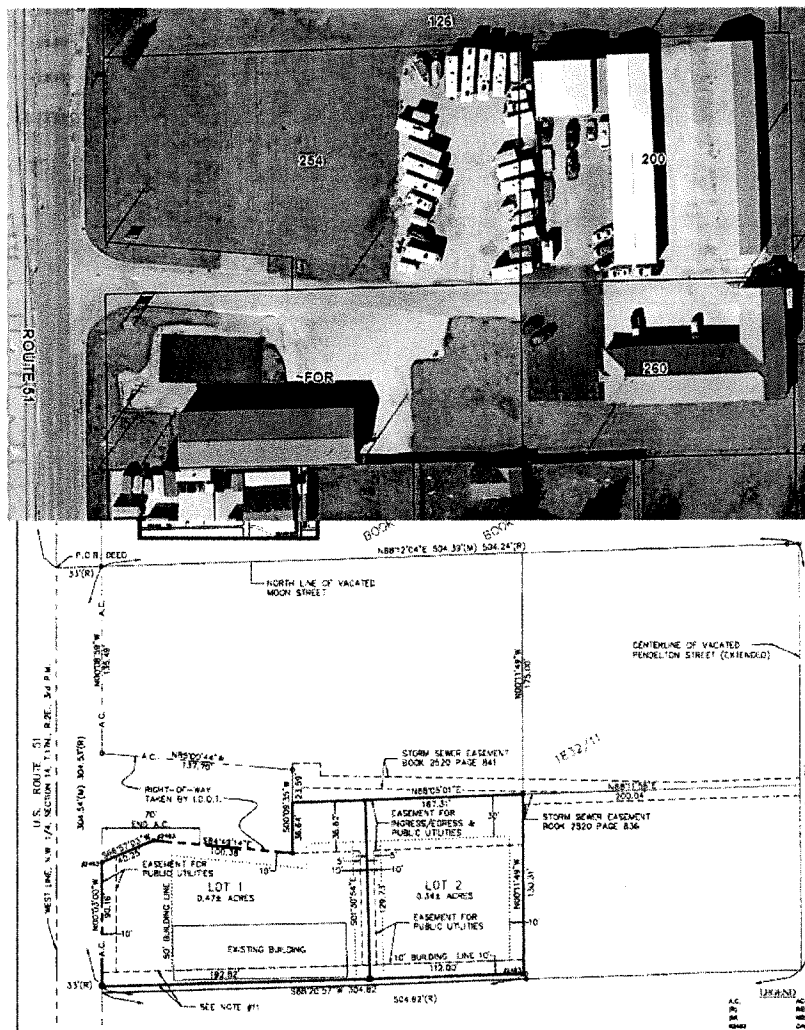
MEMORANDUM

To: The Honorable President and Board of Trustees
From: Ryan Raleigh, Director of Planning and Zoning
Date: April 25, 2025
Subject: Hoadley Variance Request – 4.9 Setback and Bulk Chart

Kevin and Stacy Hoadley are interested in purchasing a piece of land from Jarrod Stock at 254 US 51, Forsyth, IL (Mug-A-Bug). The west portion (proposed Lot 1) would remain the Mug-A-Bug business. With the east portion of the property (proposed Lot 2) the Hoadley's would like to build an office and a couple detailing bays for the Garner Hoadley Auto Body Shop which will allow them to expand their business in the other building to the east.

The Hoadley's are requesting a variance to the Development Ordinance 4.9 Setback and Bulk Chart. The ordinance states that a C-1 or C-2 property has a minimum lot size of 30,000 square ft. The current Mug-A-Bug lot is approx. 35,283 sq ft. If the lots are subdivided the Hoadley portion (lot 2) would be approx. 14,810 sq ft. They are asking for approval of having Lot 2 be under the minimum lot size of 30,000 sq ft.

The Planning and Zoning Commission recommend approval of the variance by a vote of 4-0.



VILLAGE OF FORSYTH

301 S. Route 51
Forsyth, IL 62535

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



VARIANCE REQUEST APPLICATION

OWNER: ☐

APPLICANT: ☒

Name: Kevin & Stacey Hoadley

Address: 260 US Route 51

Phone Number: (217) 877-1656

E-mail: _____

Property Address: 254 US Route 51

PIN #: 07-07-14-101-006

Legal Description of the Property:

See Attached:

Zoning District: C-1: Commercial Service District

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

Requesting a variance to Development Ordinance 4.9 Setback and Bulk Chart. The ordinance states that a C-1 or C-2 property has a minimum lot size of 30,000 square ft. The current Mug-A-Bug lot is approx. 35,283 sq ft. If the lots are subdivided then lot 1 would be approx. 20,473 sq ft. and lot 2 would be approx. 14,810 sq ft. They are asking for approval of having these two lots remain zone commercial but to be under the minimum lot size of 30,000 sq ft.

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

Kevin and Stacy Hoadley are interested in purchasing a piece of land from Jarrod Stock at 254 US 51, Forsyth, IL (Mug-A-Bug). The west portion (proposed Lot 1) would remain the Mug-A-Bug business. With the east portion of the property (proposed Lot 2) the Hoadley's would like to build an office and a couple detailing bays for the Garner Hoadley Auto Body Shop which will allow them to expand their business in the other building to the east.

*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)?

We are leasing the current building and would like to grow our business and this property in right next door and is not being used.

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 is expanding a business that is already there. There will not be a change in the use of the property.

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.

Yes. The property directly north of our business is also zone C-2.

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.

There are other commercial business in the area that are under the 30,000 sq ft. minimum requirement. The business is in the old town area.

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

Yes. We are purchasing as much property as possible to build our office.

\$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: *Ken E Hoadley* Date: 03/25/2025
Stacey Hoadley

For office use only

Date Received: _____

PZC Meeting Date: _____

Application Fee Paid: _____

Board Meeting Date: _____

Approved (Y/N): _____

Ordinance # _____

VARIANCE RECOMMENDATION & FINDINGS OF FACT

To: Village of Forsyth Board of Trustees
From: Planning & Zoning Commission
Re: Recommendation for approval of a variance for the real property located at 254 US Route 51, Forsyth, IL 62535 and legally described as E O SMITH ADD OF OL TO FORSYTH S129.53 N740.53 E305 M/L W338 LOT 1 129.53X305
Date: April 25, 2025

On April 24, 2025, the Planning and Zoning Commission ("Commission") held a public hearing for a variance at 254 US Route 51, Forsyth, IL 62535. The notice of the public hearing was published in the Herald & Review on April 9, 2025. A copy of the certificate of publication is attached.

Kevin and Stacy Hoadley are requesting a variance to Development Ordinance 4.9 Setback and Bulk Chart. The ordinance states that a C-1 or C-2 property has a minimum lot size of 30,000 square ft. The Hoadley's are interested in purchase a portion of the property at 254 US Route 51. When the lot is divided, their new lot will be approx. 14,810 sq ft. They are asking for approval of having a commercial lot under the minimum lot size of 30,000 sq ft.

This property is legally described as A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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AS DOCUMENT No. 1138138, AND IN QUIT CLAIM DEED RECORDED IN BOOK 2096, PAGE 211 AS DOCUMENT No. 1138139. SITUATED IN MACON COUNTY, ILLINOIS.

Based on the public hearing, the Commission voted 4 to 0 to approve the variance. The Commission further made the following findings of fact:

1. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the existing zoning district. and
2. The plight of the owner is due to unique circumstances. and
3. If granted, the variation will not alter the essential character of the locality. The sign was changed on the north side last year and there have been no complaints to the Village.

The Commission further found as follows:

1. That the particular physical surroundings, shape, or topographical condition of the specific property involved would bring particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;
2. That the conditions upon which the petition for variation is based would not be generally applicable to other property within the same zoning district;
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property, or by the applicant;
5. That the granting of the variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located; and
6. That the proposed variation will not:
 - (i) Impair an adequate supply of light and air to adjacent properties.
 - (ii) Substantially increase the hazard from fire or other dangers to said property or adjacent properties.
 - (iii) Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of the Village.
 - (iv) Diminish or impair property values within the neighborhood.
 - (v) Unduly increase traffic congestion in the public streets and highways.
 - (vi) Create a nuisance.
 - (vii) Result in an increase in public expenditures.

Chairman, Planning & Zoning Commission

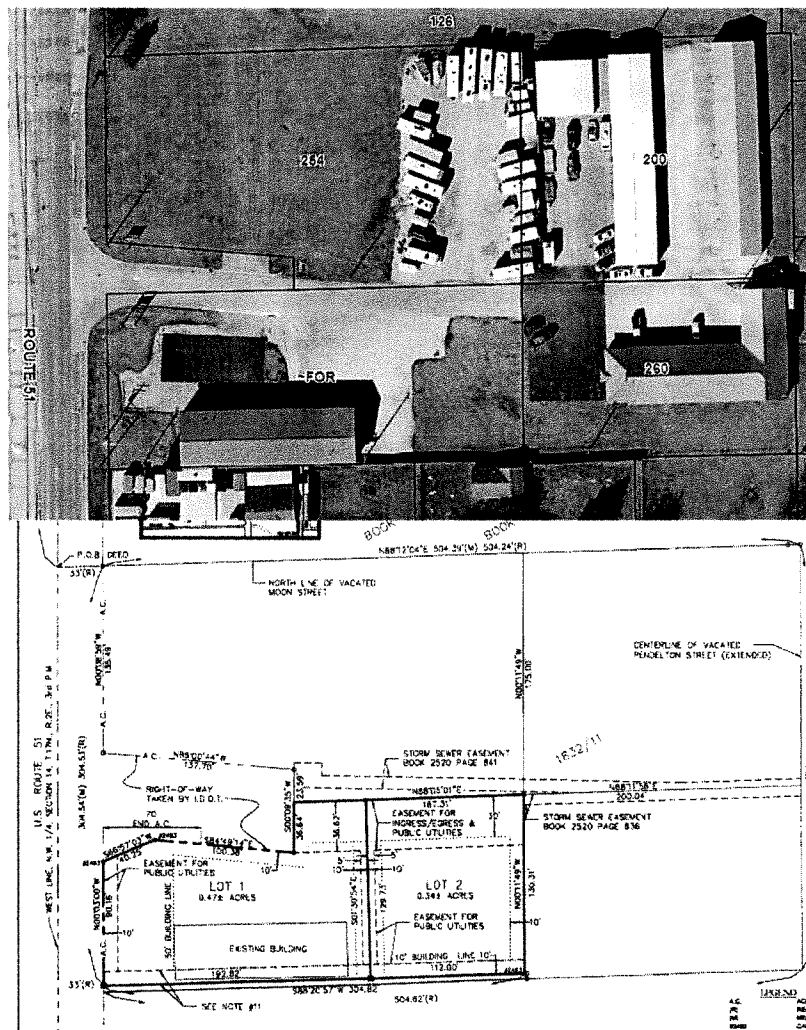
MEMORANDUM

To: The Honorable President and Board of Trustees
From: Ryan Raleigh, Director of Planning and Zoning
Date: April 25, 2025
Subject: Jarrod P. Stock Variance Request – 4.9 Setback and Bulk Chart

Kevin and Stacy Hoadley are interested in purchasing a piece of Mr. Stock's land at 254 US 51, Forsyth, IL (Mug-A-Bug). The west portion (proposed Lot 1) would remain the Mug-A-Bug business. With the east portion of the property (proposed Lot 2) the Hoadley's would like to build an office and a couple detailing bays for the Garner Hoadley Auto Body Shop which will allow them to expand their business in the other building to the east. The current portion of the lot they would like to purchase is not used by Mug-A-Bug.

Mr. Stock is requesting a variance to Development Ordinance 4.9 Setback and Bulk Chart. The ordinance states that a C-1 or C-2 property has a minimum lot size of 30,000 square ft. The current Mug-A-Bug lot is approx. 35,283 sq ft. If the lots are subdivided, then lot 1 (Mr. Stock's Property) would be approx. 20,473 sq ft. He is asking for approval of having lot 1 be under the minimum lot size of 30,000 sq ft.

The Planning and Zoning Commission recommend approval of the variance by a vote of 4-0.



VARIANCE RECOMMENDATION & FINDINGS OF FACT

To: Village of Forsyth Board of Trustees
From: Planning & Zoning Commission
Re: Recommendation for approval of a variance for the real property located at 254 US Route 51, Forsyth, IL 62535 and legally described as E O SMITH ADD OF OL TO FORSYTH S129.53 N740.53 E305 M/L W338 LOT 1 129.53X305
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AS DOCUMENT No. 1138138, AND IN QUIT CLAIM DEED RECORDED IN BOOK 2096, PAGE 211 AS DOCUMENT No. 1138139. SITUATED IN MACON COUNTY, ILLINOIS.

Based on the public hearing, the Commission voted 4 to 0 to approve the variance. The Commission further made the following findings of fact:

1. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the existing zoning district. and
2. The plight of the owner is due to unique circumstances. and
3. If granted, the variation will not alter the essential character of the locality. The sign was changed on the north side last year and there have been no complaints to the Village.

The Commission further found as follows:

1. That the particular physical surroundings, shape, or topographical condition of the specific property involved would bring particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;
2. That the conditions upon which the petition for variation is based would not be generally applicable to other property within the same zoning district;
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property, or by the applicant;
5. That the granting of the variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located; and
6. That the proposed variation will not:
 - (i) Impair an adequate supply of light and air to adjacent properties.
 - (ii) Substantially increase the hazard from fire or other dangers to said property or adjacent properties.
 - (iii) Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of the Village.
 - (iv) Diminish or impair property values within the neighborhood.
 - (v) Unduly increase traffic congestion in the public streets and highways.
 - (vi) Create a nuisance.
 - (vii) Result in an increase in public expenditures.

Chairman, Planning & Zoning Commission

THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

ORDINANCE
NUMBER 2025-13

**AN ORDINANCE APPROVING VARIANCES OF LOT SIZE
REQUIREMENTS FOR TWO LOTS ON THE PROPERTY LOCATED AT
254 US 51, FORSYTH, ILLINOIS**

JIM PECK, Mayor
CHERYL MARTY, Village Clerk

JIM ASHBY
CHELSIE KIDD
JEFF LONDON
JEREMY SHAW
DAVID WENDT
LAUREN YOUNG

Village Trustees

Published in pamphlet form by authority of the Mayor and Board of Trustees of the Village of Forsyth
on _____, 2024

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

ORDINANCE NO. 2025-13

**AN ORDINANCE APPROVING VARIANCES OF LOT SIZE
REQUIREMENTS FOR TWO LOTS ON THE PROPERTY LOCATED AT
254 US 51, FORSYTH, ILLINOIS**

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

WHEREAS, an application was filed by Kevin and Stacy Hoadley and Jarrod P. Stock for a variance to Section 4.9 of the Village Development Ordinance relating to setback requirements seeking to vary the lot size requirement for C-1 and C-2 lots; and,

WHEREAS, Section 4.9 requires that lots zoned C-1 or C-2 be a minimum of 30,000 square feet; and

WHEREAS, pursuant to a plat of minor subdivision, the property located at 254 U.S. Route 51 and legally described as: E O SMITH ADD OF OL TO FORSYTH S129.53 N740.53 E305 M/L W338 LOT 1 129.53X305 (PIN: 07-07-14-101-006) (“Property”) is to be divided into two lots with Lot 1 being approximately 20,473 square feet and Lot 2 being approximately 14,810 square feet; and

WHEREAS, the Planning and Zoning Commission (“Commission”) held a duly noticed public hearing on April 24, 2025, and voted unanimously (4-0) to recommend approval of the variances to Development Ordinance Section 9, which would vary the Village lot size requirements of the two lots on the Property as shown in the plat attached as **EXHIBIT A** as requested in the application; and,

WHEREAS, Section 9.10 of the Development Ordinance permits the Village Board to approve variations from the Zoning Code upon establishment of a practical difficulty

and/or particular hardship; and,

WHEREAS, the Village Board of Trustees and the Mayor of the Village of Forsyth believe it is in the best interests of the Village to grant the requested variance.

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

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

Section 2. Findings of Fact. The Village Board adopts the findings of fact of the Commission as set forth in the Commission's written Findings of Fact and Recommendation, attached hereto as **Exhibit B**.

Section 3. Description of the Property. The Property is commonly known as 105 S. Route 51 and legally described as : E O SMITH ADD OF OL TO FORSYTH S129.53 N740.53 E305 M/L W338 LOT 1 129.53X305 (PIN: 07-07-14-101-006).

Section 4. Public Hearing. A public hearing was advertised in the Decatur Herald & Review on April 9, 2025, and held by the Planning and Zoning Commission on April 24, 2025, at which time the Planning and Zoning Commission voted to recommend approval of the variances on the two lots on the Property.

Section 5. Variance. The variations requested in the Variance Request Applications to the lot sizes for Lots 1 and 2 as shown in **EXHIBIT A** and outlined herein, and as recommended at the April 24, 2025, Planning and Zoning Commission meeting, are hereby granted.

Section 6. Severability. In the event a court of competent jurisdiction finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, such finding

shall not affect the validity of the remaining provisions of this Ordinance and the application thereof to the greatest extent permitted by law.

Section 7. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Forsyth prior to the effective date of this Ordinance.

Section 8. Effectiveness. This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

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

	YES	NO	ABSENT	PRESENT
ASHBY				
KIDD				
LONDON				
SHAW				
WENDT				
YOUNG				
PECK				
TOTAL				

VILLAGE OF FORSYTH

Jim Peck, Village Mayor

Attest:

Cheryl Marty, Village Clerk

EXHIBIT A
PLAT

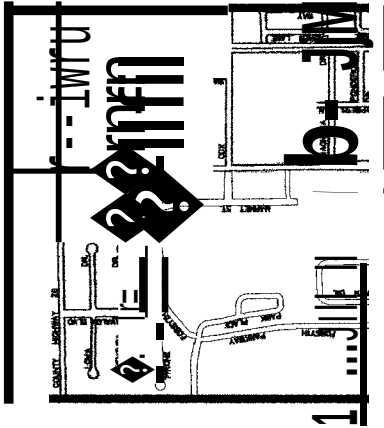
STOCK-HOADLEY SUBDIVISION

A SUBDMSION OF A PART OF THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS

OWNER/ SUBDIVIDER JA STOCK HOLDINGS LLC

NORTHWEST CORNER,
SECTION 14, T17N,
R.2E., 3rd P.M.

LOCATION MAP



11
N8B12°04'E 504.39'(M) 54.24'(R)

NORTH LINE OF VACATED
MOON STREET

CENTERLINE OF VACATED
PENDELTON STREET (EXTENDED)

STORM SEWER EASEMENT
BOOK 2520 PAGE 841

STORM SEWER EASEMENT
BOOK 2520 PAGE 841

INGRESS/EGRESS & 3
EASEMENT FOR
PUBLIC UTILITIES

0.3 L₄ O₄ T₂ A₂ C₂ S₂ B₂
EASEMENT FOR
PUBLIC UTILITIES

112.00'
504.62'(R)

SEE NOTE #11

FOR SYD! PLANNING & ZONING COMMISSION

DATED: _____

APPROVED BY: _____

ADJUSTED BY: _____

SECRETARY

FOR SYD! H VILLAGE BOARD

DATED: _____

APPROVED BY: _____

ADJUSTED BY: _____

SECRETARY

ZONING OFFICIAL

DATED: _____

APPROVED BY: _____

ADJUSTED BY: _____

SECRETARY

WE, THE UNDERSIGNED, RESPECTIVELY A REGISTERED PROFESSIONAL ENGINEER AND THE
OWNER OR OWNERS OF THE LAND SUBMITTED HEREBY OR THE DULY AUTHORIZED ATTORNEY
OF SUCH OWNER OR OWNERS, STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE
DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH
SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE IS
CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF
SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS, WHICH THE SUBDIVIDER, OR SUBDIVIDERS
HAVE A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN
ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE
THE UNLAWFUL DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF

2/27/25

OWNEY

DATED

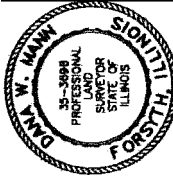
DANA W. MANN, PROFESSIONAL ENGINEER No. 57164

GENERAL NOTES

1. ALL LOT CORNERS ARE MARKED WITH IRON PINS UNLESS OTHERWISE NOTED.
2. ALL EASEMENTS ARE FOR DRAINAGE AND PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
3. NO PART OF THIS PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
4. ALL OF THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF FORSYTH.
5. FIELD WORK COMPLETED FEBRUARY 2025.
6. BUILDING SETBACKS TO BE 10 FEET (60 FEET ROUTE 51)

7. THE SUBJECT PARCEL APPEARS ON F.E.M.A.'S "FLOOD INSURANCE RATE MAP" FOR MACON COUNTY AND INCORPORATED AREAS, MAP NUMBER 17115C0187E WITH AN EFFECTIVE DATE OF JUNE 7, 2017. THE SUBJECT PARCEL IS LOCATED IN "ZONE X" (AREA OF MINIMAL FLOOD HAZARD).
8. BEARINGS SHOWN ARE ASSUMED.
9. LOT 1 HAS AN EXISTING BUILDING WITH A STREET ADDRESS OF 254 S. ROUTE 51. REFERENCE DOCUMENTS: PLATS OF SURVEY BY WARREN E. HAGAN RECORDED IN BOOK 1977 ON PAGE 3 AND BOOK 1775 ON PAGE 577; WARRANTY DEED RECORDED IN BOOK 4635 ON PAGE 169; PLAT OF SURVEY BY LOREN ELROD DATED MARCH 13, 1965.
11. EASEMENTS GRANTED TO ILLINOIS POWER COMPANY RECORDED IN BOOK 1894 ON PAGE 678 AND BOOK 3196 ON PAGE 318 WHICH RUN OVER AND ACROSS THE SOUTH 10 FEET OF LOTS 1 AND 2.

LEGEND
A.C. (R)
#2483
CAP BY GARY B. DECKARD
IRON PIN SET (5/8" X 30")
CONCRETE MONUMENT SET
EASEMENT
RIGHT-OF-WAY LINE
BUILDING SETBACK
LOT LINE
BOUNDARY LINE
SECTION LINE



Exp. 11/30/25

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 TO THE EXCLUSIVE BENEFIT OF THE OWNERS OR THEIR REPRESENTATIVES ON FEBRUARY 27, 2025.

DANA MANN, IPLS No. 3898

LICENSE EXP. DATE 11/30/2026

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

SHEET NO.

1 OF 1

PROJECT NO.

2502

EXHIBIT B
FINDINGS OF FACT & RECOMMENDATION

VARIANCE RECOMMENDATION & FINDINGS OF FACT

To: Village of Forsyth Board of Trustees
From: Planning & Zoning Commission
Re: Recommendation for approval of a minor subdivision and re-plat for the real property located at 254 US Route 51, Forsyth, IL 62535 and legally described as E O SMITH ADD OF OL TO FORSYTH S129.53 N740.53 E305 M/L W338 LOT 1 129.53X305
Date: April 25, 2025

On April 24, 2025, the Planning and Zoning Commission ("Commission") held a public hearing for a variance at 254 US Route 51, Forsyth, IL 62535. The notice of the public hearing was published in the Herald & Review on April 9, 2025. A copy of the certificate of publication is attached.

Kevin and Stacy Hoadley are requesting a variance to Development Ordinance 4.9 Setback and Bulk Chart. The ordinance states that a C-1 or C-2 property has a minimum lot size of 30,000 square ft. The Hoadleys are interested in purchase a portion of the property at 254 US Route 51. When the lot is divided, their new lot will be approx. 14,810 sq ft. They are asking for approval of having a commercial lot under the minimum lot size of 30,000 sq ft.

This property is legally described as A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THE STAT OF ILLINOIS IN WARRANTY DEED RECORDED IN BOOK 2096, PAGE 205 AS DOCUMENT No. 1138138, AND IN QUIT CLAIM DEED RECORDED IN BOOK 2096, PAGE 211 AS DOCUMENT No. 1138139. SITUATED IN MACON COUNTY, ILLINOIS.

Based on the public hearing, the Commission voted 4 to 0 to approve the variance. The Commission further made the following findings of fact:

1. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the existing zoning district. and
2. The plight of the owner is due to unique circumstances. and
3. If granted, the variation will not alter the essential character of the locality. The sign was changed on the north side last year and there have been no complaints to the Village.

The Commission further found as follows:

1. That the particular physical surroundings, shape, or topographical condition of the specific property involved would bring particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;
2. That the conditions upon which the petition for variation is based would not be generally applicable to other property within the same zoning district;
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 - (vi) Create a nuisance.
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Chairman, Planning & Zoning Commission

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5. That the granting of the variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located; and
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 - (iv) Diminish or impair property values within the neighborhood.
 - (v) Unduly increase traffic congestion in the public streets and highways.
 - (vi) Create a nuisance.
 - (vii) Result in an increase in public expenditures.

Chairman, Planning & Zoning Commission

NEW BUSINESS

ITEM 7

MEMORANDUM

To: Chairman Campbell and Planning and Zoning Commission
From: Ryan Raleigh, Director of Planning and Zoning
Date: April 25, 2025
Subject: Map Amendment for 254 US Route 51

Kevin and Stacy Hoadley are interested in purchasing a piece of land from Jarrod Stock at 254 US 51, Forsyth, IL (Mug-A-Bug). The west portion (proposed Lot 1) would remain the Mug-A-Bug business. With the east portion of the property (proposed Lot 2) the Hoadley's would like to build an office and a couple detailing bays for the Garner Hoadley Auto Body Shop which will allow them to expand their business in the other building to the east.

The current property is zoned C-1. The Forsyth Development Ordinance 4.8 Permitted and Special Use Chart only allows vehicle repair (engine, body, gas station) in zones C-2, I-1 or I-2. The Hoadley's are asking to have this property zoned C-2.

The Planning and Zoning Commission recommend approval of the Map Amendment by a vote of 4-0.



Key Development Sites

The map in Figure 5.7 illustrates eight key development sites located along the Route 51 corridor and north of Weaver Road. The table in Figure 5.8 summarizes the characteristics of each site, including site area, existing and proposed zoning, and proposed future land use. The proposed uses are intended to strengthen the commercial vitality of the Route 51 corridor, as well as integrate higher density residential units to diversify Forsyth's housing stock and enhance the synergy between residents and businesses.

Key development sites located south of Weaver Road are described in Section 6 (Hickory Point Corridor Special Area Plan).

FIGURE 5.8
Development Site Characteristics

Site	Acres	Existing Zoning	Proposed Zoning	Proposed Future Land Use
A	23.4	R-1; C-1	C-1	Big Box Retail + Additional Retail/Restaurants
B	3.7	R-1	C-1	Retail/Office
C	3.2	R-1	OR	Retail/Office
D	9.9	R-1	R-2	Medium Density Residential
E	2.9	C-1	C-1	Commercial (former auto dealership)
F	9.1	R-1	PD	Planned Development*
G	8.1	R-1; C-1	C-1	Retail/Restaurants
TOTAL	60.1			

Zoning Districts	*Planned Development includes
R-1: Single-Family Residential	office, senior housing, and/or
R-2: Multi-Family Residential	medium density residential
C-1: Commercial	
O-R: Office-Research	
PD: Planned Development	

FIGURE 5.7
Key Development Sites, North of Weaver Road



Note: Key development sites located south of Weaver Road are described in Section 4 (Hickory Point Corridor Special Area Plan).

VILLAGE OF FORSYTH

301 S. Route 51
Forsyth, IL 62535

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



MAP AMENDMENT APPLICATION

OWNER: ☐

APPLICANT: ☒

Name: Kevin & Stacey Hoadley

Address: 260 US Route 51

Phone Number: 217-877-1656

E-mail: _____

Property Address: 254 US Route 51

PIN #: 07-07-14-101-006

Legal Description of the Property:

See Attached:

Current Zoning District: C-1: Commercial Service District

Proposed Zoning District: C-2: Commercial Service District

Existing use of the property:

Empty lot east of Mug-a-bug building.

Proposed use of the property:

Garner Hoadley Auto Body would like to purchase the property from Jarrod Stock (Lot 2) and build an office with a couple detailing bays to expand their business.

*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 Comprehensive Plan identified this location as a key development site for Commercial Development. Expanding our business will enhance the economic impact for the Village.

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

Yes. The area will be maintained to the standards of the Village and promote more business in the Village.

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

The amendment will meet the standards as it will not change the use of the current property. The area is already zoned Commercial and will not change the character of the neighborhood.

\$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: *Kari E Hoadley* Date: *3/25/2025*
Stacey Hoadley

For office use only

Date Received: _____

PZC Meeting Date: _____

Application Fee Paid: _____

Board Meeting Date: _____

Approved (Y/N): _____

Ordinance # _____

MAP AMENDMENT RECOMMENDATION & FINDINGS OF FACT

To: Village of Forsyth Board of Trustees

From: Planning & Zoning Commission

Re: Recommendation approval of a map amendment for the real property located at 254 US Route 51, Forsyth, IL 62535 and legally described as E O SMITH ADD OF OL TO FORSYTH S129.53 N740.53 E305 M/L W338 LOT 1 129.53X305

Date: April 25, 2025

On April 24, 2025, the Planning and Zoning Commission ("Commission") held a public hearing on the petition for a map amendment for the property located at 254 US Route 51, Forsyth, IL 62535. The notice of the public hearing was published in the Herald & Review on April 9, 2025. A copy of the certificate of publication is attached.

Jarrold P. Stock owns the property at 254 US Route 51, and has petitioned to divide the property into two lots. The Hoadleys will be purchasing lot 2 and would like it to be changed from C-1 to C-2 so that they can build an office building for their autobody shop.

This will modify the plots legally described as A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 436 FEET SOUTH AND 33 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 14, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 51 AND THE NORTH RIGHT OF WAY LINE OF MOON STREET, FORSYTH, ILLINOIS, VACATED AS PER SURVEY RECORDED IN BOOK 1524, PAGE 636 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE OF MOON STREET, VACATED, 504.24 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF PENDELTON STREET, FORSYTH, ILLINOIS, VACATED, EXTENDED NORTH AS PER SURVEY RECORDED IN BOOK 1524, PAGE 638 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID VACATED PENDELTON STREET, 309.16 FEET TO A POINT 160 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF RUEHL STREET; THENCE WESTERLY ALONG A LINE 160 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF SAID RUEHL STREET, 504.62 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF U.S. ROUTE 51; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF U.S. ROUTE 51, 304.58 (304.53) FEET TO THE PLACE OF BEGINNING; EXCEPT THE NORTH 175.00 FEET THEREOF AND EXCEPT THE SOUTH 4 FEET OF THE EAST 164.65 FEET OF THE WEST 306.65 FEET THEREOF, AND EXCEPT THE EAST 200 FEET THEREOF, AND EXCEPT THAT PART DEEDED TO THE PEOPLE OF THE STATE OF ILLINOIS IN WARRANTY DEED RECORDED IN BOOK 2096, PAGE 205 AS DOCUMENT No. 1138138, AND IN QUIT CLAIM DEED RECORDED IN BOOK 2096, PAGE 211 AS DOCUMENT No. 1138139. SITUATED IN MACON COUNTY, ILLINOIS.

Based on the public hearing, the Commission voted 4 to 0 to recommend approval of the map amendment attached here in as Exhibit 1. The Commission also made the following findings of fact:

1. The amendment does not promote 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 not consistent with the requested amendment;
3. The requested zoning classification permits uses which are not more suitable than the uses permitted under the existing zoning classification;
4. The property can yield a reasonable return if permitted to be used only under the conditions allowed under the existing zoning classification; and
5. The amendment, if granted, will alter the essential character of the neighborhood, and will be a substantial detriment to adjacent property.

Chairman, Planning & Zoning Commission

**OWNER'S DECLARATION OF STOCK-HOADLEY SUBDIVISION, A SUBDIVISION
OF A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD
PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS.**

BE IT KNOWN THAT JA Stock Holdings LLC, and their successors and assigns, being the Owner of the following described tracts:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 436 FEET SOUTH AND 33 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 14, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 51 AND THE NORTH RIGHT OF WAY LINE OF MOON STREET, FORSYTH, ILLINOIS, VACATED AS PER SURVEY RECORDED IN BOOK 1524, PAGE 636 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE OF MOON STREET, VACATED, 504.24 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF PENDELTON STREET, FORSYTH, ILLINOIS, VACATED, EXTENDED NORTH AS PER SURVEY RECORDED IN BOOK 1524, PAGE 638 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID VACATED PENDELTON STREET, 309.16 FEET TO A POINT 160 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF RUEHL STREET; THENCE WESTERLY ALONG A LINE 160 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF SAID RUEHL STREET, 504.62 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF U.S. ROUTE 51; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF U.S. ROUTE 51, 304.58 (304.53) FEET TO THE PLACE OF BEGINNING; EXCEPT THE NORTH 175.00 FEET THEREOF AND EXCEPT THE SOUTH 4 FEET OF THE EAST 164.65 FEET OF THE WEST 306.65 FEET THEREOF, AND EXCEPT THE EAST 200 FEET THEREOF, AND EXCEPT THAT PART DEEDED TO THE PEOPLE OF THE STATE OF ILLINOIS IN WARRANTY DEED RECORDED IN BOOK 2096, PAGE 205 AS DOCUMENT No. 1138138, AND IN QUIT CLAIM DEED RECORDED IN BOOK 2096, PAGE 211 AS DOCUMENT No. 1138139. SITUATED IN MACON COUNTY, ILLINOIS.

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

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

1. Grant and Use of Easements.

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

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

(c) The owner of Stock-Hoadley Subdivision further acknowledges the existence of an existing 15-foot-wide access easement for the benefit of the parcel owners for the adjacent north and east parcels. The easement is modified by the plat of Stock-Hoadley Subdivision to include the existing as-built access road location.

2. Building Setback.

Certain building setbacks are shown in the Final Plat of Stock-Hoadley Subdivision. Such building setbacks must be met for and construction completed on each lot of Stock-Hoadley Subdivision.

3. Subordination of Mortgages.

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

4. Not Severable.

The easements granted in this Owner's Declaration and all conveyances of lots in the

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

5. Miscellaneous.

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

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

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

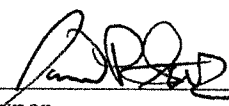
(d) If any provision of this Owner's Declaration, or portion thereof, or the application thereof to any person or circumstance shall to any extent be held invalid, inoperative, or unenforceable, then the remainder of this Owner's Declaration, or the application of such provision or portion thereof to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

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

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

IN WITNESS WHEREOF, the authorized officer of JA Stock Holdings LLC, has
executed this Owner's Declaration for Stock-Hoadley Subdivision

on this 27 day of February, 2025.

By:  _____
Owner

TAX CERTIFICATION

STATE OF ILLINOIS)

) SS

COUNTY OF MACON)

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

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 436 FEET SOUTH AND 33 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 14, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 51 AND THE NORTH RIGHT OF WAY LINE OF MOON STREET, FORSYTH, ILLINOIS, VACATED AS PER SURVEY RECORDED IN BOOK 1524, PAGE 636 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE OF MOON STREET, VACATED, 504.24 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF PENDELTON STREET, FORSYTH, ILLINOIS, VACATED, EXTENDED NORTH AS PER SURVEY RECORDED IN BOOK 1524, PAGE 638 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID VACATED PENDELTON STREET, 309.16 FEET TO A POINT 160 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF RUEHL STREET; THENCE WESTERLY ALONG A LINE 160 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF SAID RUEHL STREET, 504.62 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF U.S. ROUTE 51; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF U.S. ROUTE 51, 304.58 (304.53) FEET TO THE PLACE OF BEGINNING; EXCEPT THE NORTH 175.00 FEET THEREOF AND EXCEPT THE SOUTH 4 FEET OF THE EAST 164.65 FEET OF THE WEST 306.65 FEET THEREOF, AND EXCEPT THE EAST 200 FEET THEREOF, AND EXCEPT THAT PART DEEDED TO THE PEOPLE OF THE STATE OF ILLINOIS IN WARRANTY DEED RECORDED IN BOOK 2096, PAGE 205 AS DOCUMENT No. 1138138, AND IN QUIT CLAIM DEED RECORDED IN BOOK 2096, PAGE 211 AS DOCUMENT No. 1138139. SITUATED IN MACON COUNTY, ILLINOIS.

known as the following parcel I.D. Number (s): 07-07-14-101-006 to be known as "STOCK-HOADLEY SUBDIVISION" and included therein.

IN WITNESS, I have hereunto set my hand and seal this 5th day of February, 2025.



 JOSH TANNER
 MACON COUNTY CLERK

SURVEYOR'S REPORT

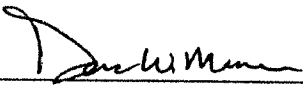
I, Dana W. Mann, Illinois Professional Land Surveyor, Certificate Number 3698, residing in Macon County, Illinois, do hereby report that at the request of **JA STOCK HOLDINGS LLC**, owner of the property hereinafter described, same being situated in the County of Macon and State of Illinois, I have made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

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 436 FEET SOUTH AND 33 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 14, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 51 AND THE NORTH RIGHT OF WAY LINE OF MOON STREET, FORSYTH, ILLINOIS, VACATED AS PER SURVEY RECORDED IN BOOK 1524, PAGE 636 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE OF MOON STREET, VACATED, 504.24 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF PENDELTON STREET, FORSYTH, ILLINOIS, VACATED, EXTENDED NORTH AS PER SURVEY RECORDED IN BOOK 1524, PAGE 638 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID VACATED PENDELTON STREET, 309.16 FEET TO A POINT 160 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF RUEHL STREET; THENCE WESTERLY ALONG A LINE 160 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF SAID RUEHL STREET, 504.62 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF U.S. ROUTE 51; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF U.S. ROUTE 51, 304.58 (304.53) FEET TO THE PLACE OF BEGINNING; EXCEPT THE NORTH 175.00 FEET THEREOF AND EXCEPT THE SOUTH 4 FEET OF THE EAST 164.65 FEET OF THE WEST 306.65 FEET THEREOF, AND EXCEPT THE EAST 200 FEET THEREOF, AND EXCEPT THAT PART DEEDED TO THE PEOPLE OF THE STATE OF ILLINOIS IN WARRANTY DEED RECORDED IN BOOK 2096, PAGE 205 AS DOCUMENT No. 1138138, AND IN QUIT CLAIM DEED RECORDED IN BOOK 2096, PAGE 211 AS DOCUMENT No. 1138139. SITUATED IN MACON COUNTY, ILLINOIS.

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

Dated February 27, 2025 at Forsyth, Illinois.


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

OWNER'S AFFIDAVIT

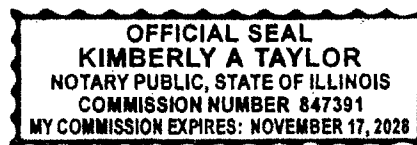
STATE OF Illinois)
) SS
COUNTY OF Macon)

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

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

Given under my hand and notary seal this 27th day of February, 2025.

Kimberly A. Taylor
Notary Public



APPROVAL (PLANNING AND ZONING COMMISSION)

STATE OF ILLINOIS)

) SS

COUNTY OF MACON)

Representing the Planning and Zoning Commission of the Village of Forsyth, Illinois, we do hereby approve the attached plat of STOCK-HOADLEY SUBDIVISION for record,

this _____ day of _____, 2025.

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

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

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

2/12/25

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

Re: Stock-Hoadley Subdivision

Dear Mr. Mann:

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

Sincerely,

NICHOLAS T. FITCH

Nicholas T. Fitch
AT&T OSPE, Decatur/Springfield, IL

RE: [EXTERNAL] Stock-Hoadley Subdivision, Forsyth IL

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

To: mannengr@yahoo.com

Date: Tuesday, February 11, 2025 at 01:17 PM CST

Mr. Mann,

Comcast has aerial cable attached to Ameren power poles in the south Right-of-Way of Ruehl St. and east Right-of-Way of US Rte. 51. However, we have no facilities within the limits of the Plat of Subdivision and therefore have no objection to the Stock-Hoadley Plat of Subdivision.

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

Sincerely,

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

From: Dana Mann <mannengr@yahoo.com>
Sent: Tuesday, February 11, 2025 12:21 PM
To: Wyman, Ted <ted_wyman@comcast.com>
Subject: [EXTERNAL] Stock-Hoadley Subdivision, Forsyth IL

Mr. Wyman,

I am submitting a 2-lot subdivision plat for review. The site address is 254 S. Route 51 in Forsyth, IL. The subdivision will divide 1 existing tract into 2 new subdivision lots. I have attached a PDF of the plat. Please review and if acceptable provide a sign off letter or email for easements. Thank you.

Dana Mann, PE, PLS



February 13, 2025

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

RE: Stock-Hoadley Subdivision - Project No. 2502

Dear Mr. Mann:

Ameren Illinois has reviewed the Final Plat of Stock-Hoadley Subdivision. Based on our engineering review, Ameren Illinois finds the Final Plat acceptable as submitted.

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

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

Sincerely,

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

Dee Hortenstine, SR/WA
Sr. Real Estate Agent

cc: Andrué Zulueta

THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

ORDINANCE
NUMBER
2025-14

**AN ORDINANCE APPROVING AN AMENDMENT TO THE VILLAGE'S ZONING MAP
TO CHANGE THE ZONING FOR A PORTION OF THE PROPERTY LOCATED AT
254 US ROUTE 51, FORSYTH, ILLINOIS FROM C-1 TO C-2**

JIM PECK, Mayor
CHERYL MARTY, Village Clerk

JIM ASHBY
CHELSIE KIDD
JEFF LONDON
JEREMY SHAW
DAVID WENDT
LAUREN YOUNG

Village Trustees

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

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

ORDINANCE NO. 2025-14

AN ORDINANCE APPROVING AN AMENDMENT TO THE VILLAGE'S ZONING MAP TO CHANGE THE ZONING FOR A PORTION OF THE PROPERTY LOCATED AT 254 US ROUTE 51, FORSYTH, ILLINOIS FROM C-1 TO C-2

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

WHEREAS, a petition to amend the Zoning Map of the Village was filed by Kevin and Stacey Hoadley with Jarrod P. Stock for a portion of the property with the common address of 254 US Route 51, Forsyth, IL and legally described and shown on the plat attached as **Exhibit A** to change the zoning on LOT 2 from C-1 to C-2 to allow for a office space for a vehicle repair shop; and

WHEREAS, the Illinois Municipal Code allows for the amendment of the Village's Zoning Code and its districts; and

WHEREAS, the Village's Development Ordinance sets for the process for making amendments to the Village's Zoning Map; and

WHEREAS, a public hearing was noticed and duly held on April 24, 2025, before the Village Planning and Zoning Commission ("Commission") on the proposed zoning change; and

WHEREAS, the notice of the public hearing was published in the Herald & Review on April 9, 2025; and

WHEREAS, at the hearing on April 24, 2025, the Commission voted (4-0) to allow the zoning change; and

WHEREAS, the Village Board of Trustees and the Mayor of the Village of Forsyth

believe it is in the best interests of the Village to grant the zoning change as set forth in this Ordinance.

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

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

Section 2. Findings of Fact. The Village Board adopts the findings of fact of the Commission as set forth in the Commission's written Findings of Fact and Recommendation dated April 24, 2025, attached hereto as **Exhibit B**.

Section 3. Description of the Property. The Property has the common address of 254 US Route 51, Forsyth, IL is shown as LOT 2 on the attached **Exhibit A**.

Section 4. Public Hearing. A public hearing was duly advertised in the Herald & Review on April 9, 2025 and held by the Planning and Zoning Commission on April 24, 2025, at which time the Planning and Zoning Commission voted to recommend allow the zoning change.

Section 5. Approval of Map Amendment. The Village's Zoning Map shall be amended and the property described as Lot 2 on Exhibit A and herein shall be changed from C-1 to C-2. The zoning of Lot 1 shall remain unchanged.

Section 6. Severability. In the event a court of competent jurisdiction finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this Ordinance and the application thereof to the greatest extent permitted by law.

Section 7. Repeal and Savings Clause. All ordinances or parts of ordinances

in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Forsyth prior to the effective date of this Ordinance.

Section 8. Effectiveness. This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this 6th day of May 2025, at Forsyth, Macon County, Illinois.

	YES	NO	ABSENT	PRESENT
ASHBY				
KIDD				
LONDON				
SHAW				
WENDT				
YOUNG				
PECK				
TOTAL				

VILLAGE OF FORSYTH

Jim Peck, Village Mayor

Attest:

Cheryl Marty, Village Clerk

EXHIBIT A
PLAT

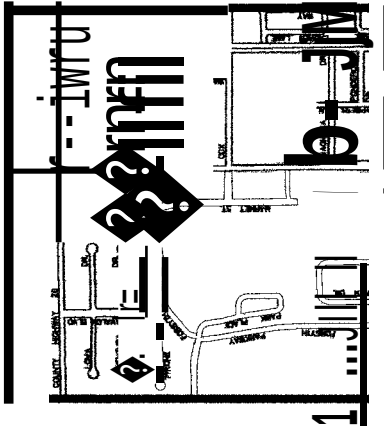
STOCK-HOADLEY SUBDIVISION

A SUBDMSION OF A PART OF THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS

OWNER/ SUBDIVIDER JA STOCK HOLDINGS LLC

NORTHWEST CORNER,
SECTION 14, T17N,
R.2E., 3rd P.M.

LOCATION MAP



11
0' 1' 1"

1. 0'

11 N8B12°04'E 504.39'(M) 54.24'(R)

NORTH LINE OF VACATED
MOON STREET

CENTERLINE OF VACATED
PENDELTON STREET (EXTENDED)

STORM SEWER EASEMENT
BOOK 2520 PAGE 841

STORM SEWER EASEMENT
BOOK 2520 PAGE 841

INGRESS/EGRESS & 3
EASEMENT FOR
PUBLIC UTILITIES

0.3 L₄ O T A 2 CRES b. 0'
EASEMENT FOR
PUBLIC UTILITIES

112.00'
504.62'(R)

SEE NOTE #11

504.62'(R)

FOR SYD! PLANNING & ZONING COMMISSION

DATED:

APPROVED BY:

ADJUSTED BY:

SECRETARY

FOR SYD! H VILLAGE BOARD

DATED:

APPROVED BY:

ADJUSTED BY:

VILLAGE CLERK

DATED:

APPROVED

ADMINISTRATOR

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 TO THE EXCLUSIVE BENEFIT OF THE OWNERS OR THEIR
REPRESENTATIVES ON FEBRUARY 27, 2025.

WE, THE UNDERSIGNED, RESPECTIVELY A REGISTERED PROFESSIONAL ENGINEER AND THE
OWNER OR OWNERS OF THE LAND SUBMITTED HEREBY OR THE DULY AUTHORIZED ATTORNEY
OF SUCH OWNER OR OWNERS, STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE
DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH
SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE IS
CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF
SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS, WHICH THE SUBDIVIDER, OR SUBDIVIDERS
HAVE A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN
ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE
THE UNLAWFUL DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF

2/27/25

OWNEY

DATED

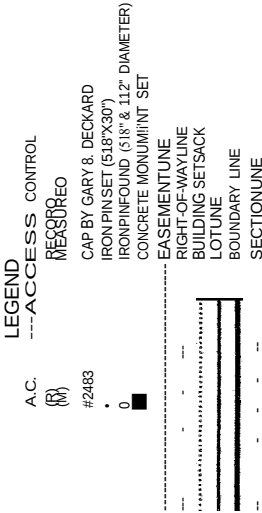
DANA W. MANN, PROFESSIONAL ENGINEER No. 57164

2/27/25

GENERAL NOTES

1. ALL LOT CORNERS ARE MARKED WITH IRON PINS UNLESS OTHERWISE NOTED.
2. ALL EASEMENTS ARE FOR DRAINAGE AND PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
3. NO PART OF THIS PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
4. ALL OF THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF FORSYTH.
5. FIELD WORK COMPLETED FEBRUARY 2025.
6. BUILDING SETBACKS TO BE 10 FEET (60 FEET ROUTE 51)

7. THE SUBJECT PARCEL APPEARS ON F.E.M.A.'S "FLOOD INSURANCE RATE MAP" FOR MACON COUNTY AND INCORPORATED AREAS, MAP NUMBER 17115C0187E WITH AN EFFECTIVE DATE OF JUNE 7, 2017. THE SUBJECT PARCEL IS LOCATED IN "ZONE X" (AREA OF MINIMAL FLOOD HAZARD).
8. BEARINGS SHOWN ARE ASSUMED.
9. LOT 1 HAS AN EXISTING BUILDING WITH A STREET ADDRESS OF 254 S. ROUTE 51. REFERENCE DOCUMENTS: PLATS OF SURVEY BY WARREN E. HAGAN RECORDED IN BOOK 1977 ON PAGE 3 AND BOOK 1775 ON PAGE 577; WARRANTY DEED RECORDED IN BOOK 4635 ON PAGE 169; PLAT OF SURVEY BY LOREN ELROD DATED MARCH 13, 1965.
11. EASEMENTS GRANTED TO ILLINOIS POWER COMPANY RECORDED IN BOOK 1894 ON PAGE 678 AND BOOK 3196 ON PAGE 318 WHICH RUN OVER AND ACROSS THE SOUTH 10 FEET OF LOTS 1 AND 2.



Exp. 11/30/25

Exp. 11/30/26

DANA W. MANN, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3898

LICENSE EXP. DATE 11/30/2026

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

EXHIBIT B
FINDINGS OF FACT AND RECOMMENDATION

MAP AMENDMENT RECOMMENDATION & FINDINGS OF FACT

To: Village of Forsyth Board of Trustees

From: Planning & Zoning Commission

Re: Recommendation approval of a map amendment for the real property located at 254 US Route 51, Forsyth, IL 62535 and legally described as E O SMITH ADD OF OL TO FORSYTH S129.53 N740.53 E305 M/L W338 LOT 1 129.53X305

Date: April 25, 2025

On April 24, 2025, the Planning and Zoning Commission ("Commission") held a public hearing on the petition for a map amendment for the property located at 254 US Route 51, Forsyth, IL 62535. The notice of the public hearing was published in the Herald & Review on April 9, 2025. A copy of the certificate of publication is attached.

Jarrold P. Stock owns the property at 254 US Route 51, and has petitioned to divide the property into two lots. The Hoadleys will be purchasing lot 2 and would like it to be changed from C-1 to C-2 so that they can build an office building for their autobody shop.

This will modify the plots legally described as A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 436 FEET SOUTH AND 33 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 14, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 51 AND THE NORTH RIGHT OF WAY LINE OF MOON STREET, FORSYTH, ILLINOIS, VACATED AS PER SURVEY RECORDED IN BOOK 1524, PAGE 636 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE OF MOON STREET, VACATED, 504.24 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF PENDELTON STREET, FORSYTH, ILLINOIS, VACATED, EXTENDED NORTH AS PER SURVEY RECORDED IN BOOK 1524, PAGE 638 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID VACATED PENDELTON STREET, 309.16 FEET TO A POINT 160 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF RUEHL STREET; THENCE WESTERLY ALONG A LINE 160 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF SAID RUEHL STREET, 504.62 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF U.S. ROUTE 51; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF U.S. ROUTE 51, 304.58 (304.53) FEET TO THE PLACE OF BEGINNING; EXCEPT THE NORTH 175.00 FEET THEREOF AND EXCEPT THE SOUTH 4 FEET OF THE EAST 164.65 FEET OF THE WEST 306.65 FEET THEREOF, AND EXCEPT THE EAST 200 FEET THEREOF, AND EXCEPT THAT PART DEEDED TO THE PEOPLE OF THE STATE OF ILLINOIS IN WARRANTY DEED RECORDED IN BOOK 2096, PAGE 205 AS DOCUMENT No. 1138138, AND IN QUIT CLAIM DEED RECORDED IN BOOK 2096, PAGE 211 AS DOCUMENT No. 1138139. SITUATED IN MACON COUNTY, ILLINOIS.

Based on the public hearing, the Commission voted 4 to 0 to recommend approval of the map amendment attached here in as Exhibit 1. The Commission also made the following findings of fact:

1. The amendment does not promote 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 not consistent with the requested amendment;
3. The requested zoning classification permits uses which are not more suitable than the uses permitted under the existing zoning classification;
4. The property can yield a reasonable return if permitted to be used only under the conditions allowed under the existing zoning classification; and
5. The amendment, if granted, will alter the essential character of the neighborhood, and will be a substantial detriment to adjacent property.

Chairman, Planning & Zoning Commission

NEW BUSINESS

ITEM 8



MEMORANDUM

To: The Honorable President and Board of Trustees
From: Ryan Raleigh, Director of Planning and Zoning
Date: May 1, 2025
Subject: Truck Purchase

The Village has budgeted \$110,000 to purchase a new dump truck with a plow and salt spreader to replace an two of our aging trucks. The Village staff has received quotes from three vendors to help in the decision-making process. Each truck is bid with a 9 ft stainless steel dump bed, 9 ft plow, and a V-Box Salt Spreader.

		Truck	Total Accessories	Total Package w/ Truck
Budget				\$ 110,000.00
Drake-Scruggs	2025 Ford 550	\$ 61,992.00	\$ 43,934.00	\$ 105,926.00
Morrow Brothers	2025 Ford 550	\$ 62,688.00	\$ 44,170.00	\$ 106,858.00
Victory Lane	2025 Dodge 5500	\$ 60,388.00	\$ 49,543.00	\$ 109,931.00
Victory Lane	2025 Ford 550	\$ 61,388.00	\$ 49,543.00	\$ 110,931.00

It is the recommendation of the Public Works staff that we purchase the F550 from Drake-Scruggs for \$105,926.

If you need anything further regarding this or any other matter, please do not hesitate to contact me.

Thank you!

NEW BUSINESS

ITEM 9



Illinois Department of Transportation

Office of the Secretary

2300 South Dirksen Parkway / Springfield, Illinois / 62764

Telephone 217/782-6149

June 14, 2021

Mr. David Strohl
Village Administrator
301 South Route 51
Forsyth, Illinois 62535

Dear Mr. Strohl:

The Illinois Department of Transportation is pleased to inform you that your project has been selected for Cycle 14 - 2020 Illinois Transportation Enhancement Program (ITEP) funding for the Village of Forsyth – Maroa-Forsyth Grade School Bike Path project, ITEP #743005. Congratulations on your successful application. The Department received 270 project applications requesting over \$293 million.

The ITEP commitment for this project will not exceed \$363,920.00, pending a more detailed project review, specifically to determine eligible ITEP costs. Certain items are ineligible for reimbursement, such as contingency fees, routine maintenance and road work. All ITEP funded projects must have all phases of work fully obligated within four years of the award notification letter or funds will be rescinded.

All ITEP grant recipients must be registered with the State of Illinois in order to comply with the Grant Accountability and Transparency Act (GATA) 30 ILCS 708 and comply with all GATA reporting requirements. Any questions regarding GATA requirements or procedures may be directed to DOT.GATA@illinois.gov for further assistance.

The initial kick-off meetings with IDOT and Federal Highway Administration (FHWA) staff should be held within 8 weeks of receiving this letter. Please contact Mr. Brett Walker, District Seven Local Roads and Streets Engineer, by telephone at 217-342-8259 or by email at brett.walker@illinois.gov immediately to schedule your kick-off meeting to discuss program requirements and preparation of any agreements and/or contracts.

Projects within a Metropolitan Planning Organization (MPO) planning boundary are required to be listed in the local MPO's Transportation Improvement Program (TIP). Questions regarding the ITEP may be directed to Mr. John Paris in the Bureau of Programming at john.paris@illinois.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Omer M. Osman'.

Omer M. Osman, P.E.
Secretary

[illegible]

May 2, 2025

Mayor and Board of Trustees
Village of Forsyth
301 South US 51
Forsyth, IL 62535

ATTN: Mrs. Jill Applebee, Village Administrator

**RE: Maroa-Forsyth Grade School Bike Path ITEP Project
Recommendation of Award
CA 06928**

Honorable Mayor and Trustees,

On April 25, 2025, bids were received at IDOT District 7 for the construction of the Maroa-Forsyth Grade School Bike Path ITEP project. One bid was received for the work, a copy of the tabulation of bids is attached. A summary is as follows:

Items	Total Bid	% Bid above/below Engineer's Estimate
Engineer's Estimate	\$469,290.85	---%
Illinois Valley Paving	\$536,306.60	14.28%

The low bid for the work was submitted by Illinois Valley Paving (UCM) out of Springfield, Illinois. Their bid was responsive to the advertisement. The ITEP grant was for \$454,900 with utilizes 80% federal funding and 20% local (Forsyth) match. Due to the bids coming in over the ITEP funding amount, the Village will be responsible for 100% of the overage, which amounts to \$81,406 which is in addition to their 20% match of \$90,980 for ITEP. Chastain & Associates LLC recommends a contract be awarded to Illinois Valley Paving in the amount of \$469,290 for the construction of the Maroa-Forsyth Grade School Bike Path project.

Sincerely,



Kevin Myers, PE
Project Manager
Chastain & Associates LLC

Illinois Department of Transportation
As Accepted Tabulation of Bids
For Letting: 04/25/2025

Run Time 04/25/2025 12:10 PM
Page 210 of 211

Letting Item: 180

Route: VARIOUS

Contract: 95978

Section: 18-00010-00-BT (FORSYTH)

Project:

District: 7

County: Macon

Within Estimate: NO

Contract Description: Construct multi-use paths at various locations in Forsyth.

2825 Illinois Valley Paving, a div of UCM, Inc.

P.O. Box 13420

Springfield, IL 62791

3151 Robbins Road

Springfield, IL 62704

Phone: (217) 546-6192

Fax: (217) 546-1904

IVP@ucm.biz

\$536,306.60

1770 Feutz Contractors, Inc.

PO Box 130

Paris, IL 61944

1120 N. Main St.

Paris, IL 61944

Phone: (217) 465-8402

Fax: (217) 463-2256

feutz.shared@feutzcontractors.com

(No Bid)

3163 Kinney Contractors, Inc.

19342 E. Frontage Rd.

Raymond, IL 62560

Phone: (217) 229-3322

Fax: (217) 229-3609

kinney@roadbuilder.net

(No Bid)

Illinois Department of Transportation
As Accepted Tabulation of Bids
For Letting: 04/25/2025

Run Time 04/25/2025 12:10 PM
Page 211 of 211

Letting Item: 180

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