

AGENDA
REGULAR MEETING OF THE PLANNING & ZONING COMMISSION OF THE
VILLAGE OF FORSYTH, ILLINOIS
5:30 P.M.
THURSDAY, February 27, 2025
VILLAGE HALL, 301 SOUTH ROUTE 51, FORSYTH, IL

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

PUBLIC HEARINGS

- Request by Andrew Hendrian for approval of a final plat for minor subdivision of the real property located near the intersection of Forsyth Parkway and Market Drive in Forsyth, IL 62535 and legally described as A PART OF THE WEST 390 FEET OF THE EAST 690 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FORSYTH PARKWAY AND THE WEST LINE OF SAID WEST 390 FEET OF THE EAST 690 FEET; THENCE ALONG SAID WEST LINE ON AN ASSUMED BEARING OF N00°00'58"E, A DISTANCE OF 943.08 FEET TO AN IRON PIN FOUND, SAID IRON PIN BEING THE NORTHEAST CORNER OF LOT 20 OF FORSYTH ESTATES AS PER PLAT RECORDED IN BOOK 1575 ON PAGE 73 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE N89°08'32"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 20, A DISTANCE OF 330.09 FEET TO A CONCRETE MONUMENT FOUND; THENCE S00°16'48"E, A DISTANCE OF 94.83 FEET TO A CONCRETE MONUMENT FOUND; THENCE N89°57'31"E, A DISTANCE OF 29.20 FEET TO AN IRON PIN SET; THENCE S00°02'29"E, A DISTANCE OF 352.27 FEET TO AN IRON PIN SET; THENCE N89°07'57"E, A DISTANCE OF 30.14 FEET TO AN IRON PIN FOUND ON THE EAST LINE OF SAID WEST 390 FEET OF THE EAST 690 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15; THENCE S00°02'29"E ALONG SAID EAST LINE, A DISTANCE OF 345.54 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF RIGHT-OF-WAY TAKEN BY THE STATE OF ILLINOIS AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2096 ON PAGE 393 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE S61°31'07"W ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 11.47 FEET TO THE NORTH WEST CORNER OF SAID RIGHT-OF-WAY; THENCE S00°09'57"E ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 55.44 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FORSYTH PARKWAY; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF FORSYTH PARKWAY ON A CURVE TO THE LEFT HAVING A CHORD BEARING OF S75°58'22" W, A RADIUS OF

891.11 FEET, A CHORD LENGTH OF 391.21 FEET AND AN ARC LENGTH OF 394.42 FEET TO A POINT; THENCE S63°20'54"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1.29 FEET TO THE POINT OF BEGINNING. CONTAINING 7.51 ACRES, MORE OR LESS. (PIN: 07-07-15-229-002). This request is made in accordance with Development Ordinance Sections 11.2, 11.5, and 11.6. The property is currently zoned OR and there is no request to change the zoning.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT



**MINUTES OF A REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION
FOR THE VILLAGE OF FORSYTH, ILLINOIS,
HELD AT 5:30 P.M. ON THURSDAY, JANUARY 23, 2025
AT FORSYTH VILLAGE HALL**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Regular Commissioners: Chairman R. C. Campbell, Cathy Mitteer, Steve Ragan, Larry Perkins, Vice Chair Dennis Downey

Absent: Dan Doerfler, Matt May, Colleen Brinkoetter, Tom Cantwell

Attendees: Mike Baetto, Lamar representative

APPROVAL OF MINUTES

MOTION: Commissioner Perkins made a Motion to approve the minutes of December 19, 2024 as presented and Vice Chair Downey seconded the motion.

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

Yeas: 5 – Campbell, Mitteer, Perkins, Ragan, Downey

Nays: 0 – None

Absent: 4 – Doerfler, May, Brinkoetter, Cantwell

Motion declared Carried.

PUBLIC HEARING #1

- **Request for variance submitted by Lamar OCI North d/b/a/Lamar Advertising of Springfield, IL to vary the requirements of the Development Ordinance Sections 7.3A, 7.3D, and 7.4C to convert an existing static billboard to a digital billboard on the south facing side of the real property legally described as: Par of the SW ¼ of the NW ¼ of Section 23, Township 17 North, Range 2 East of the 3rd Principal Meridian in Macon County Illinois (part of “Forsyth Plaza South”) (PIN: 07-07-23-151-004). The property is zoned C-1 and no**

application to change zoning has been submitted or is pending.

Planning and Zoning Director Raleigh explained the details of the request by Lamar Signs to install a second digital billboard on south side of the current existing one. Mike Baetto, Lamar representative, spoke briefly to the Commissioners and noted the success of the current digital billboard. He also said that little physical work is needed since that was addressed with the installation of the first one.

MOTION: Commissioner Perkins made a Motion to recommend approval of the request as presented and Vice Chair Downey seconded the motion.

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

Yeas: 5 – Campbell, Mitteer, Perkins, Ragan, Downey

Nays: 0 – None

Absent: 4 – Doerfler, May, Brinkoetter, Cantwell

Motion declared Carried.

Commissioner Larry Perkins and Alternate Commissioner Colleen Brinkoetter were approved to be reappointed as Commissioners. Commissioner Perkins was successfully sworn in for another 5-year term.

ADJOURNMENT

Commissioner Perkins made a Motion to adjourn, Commissioner Downey seconded the Motion, and Chairman Campbell asked for a voice vote which was then unanimously approved. The meeting was adjourned at 5:40 P.M.

By: *Cheryl Marty*
Village Clerk



MEMORANDUM

To: Chairman Campbell and Planning and Zoning Commission
From: Ryan Raleigh, Director of Planning and Zoning
Date: January 14, 2025
Subject: Minor Subdivision & Final Plat

Andrew Hendrian has made a request for minor subdivision and a final plat approval of a property hereinafter known and designated as "Forsyth Parkway Addition" and located on the south side of property located at 155 W. Forsyth Rd., Forsyth, IL 62535 and legally described as A PART OF THE WEST 390 FEET OF THE EAST 690 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FORSYTH PARKWAY AND THE WEST LINE OF SAID WEST 390 FEET OF THE EAST 690 FEET; THENCE ALONG SAID WEST LINE ON AN ASSUMED BEARING OF N00°00'58"E, A DISTANCE OF 943.08 FEET TO AN IRON PIN FOUND, SAID IRON PIN BEING THE NORTHEAST CORNER OF LOT 20 OF FORSYTH ESTATES AS PER PLAT RECORDED IN BOOK 1575 ON PAGE 73 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE N89°08'32"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 20, A DISTANCE OF 330.09 FEET TO A CONCRETE MONUMENT FOUND; THENCE S00°16'48"E, A DISTANCE OF 94.83 FEET TO A CONCRETE MONUMENT FOUND; THENCE N89°57'31"E, A DISTANCE OF 29.20 FEET TO AN IRON PIN SET; THENCE S00°02'29"E, A DISTANCE OF 352.27 FEET TO AN IRON PIN SET; THENCE N89°07'57"E, A DISTANCE OF 30.14 FEET TO AN IRON PIN FOUND ON THE EAST LINE OF SAID WEST 390 FEET OF THE EAST 690 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15; THENCE S00°02'29"E ALONG SAID EAST LINE, A DISTANCE OF 345.54 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF RIGHT-OF-WAY TAKEN BY THE STATE OF ILLINOIS AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2096 ON PAGE 393 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE S61°31'07"W ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 11.47 FEET TO THE NORTH WEST CORNER OF SAID RIGHT-OF-WAY; THENCE S00°09'57"E ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 55.44 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FORSYTH PARKWAY; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF FORSYTH PARKWAY ON A CURVE TO THE LEFT HAVING A CHORD BEARING OF S75°58'22"W, A RADIUS OF 891.11 FEET, A CHORD LENGTH OF 391.21 FEET AND AN ARC LENGTH OF 394.42 FEET TO A POINT; THENCE S63°20'54"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1.29 FEET TO THE POINT OF BEGINNING. CONTAINING 7.51 ACRES, MORE OR LESS.

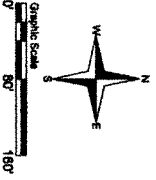
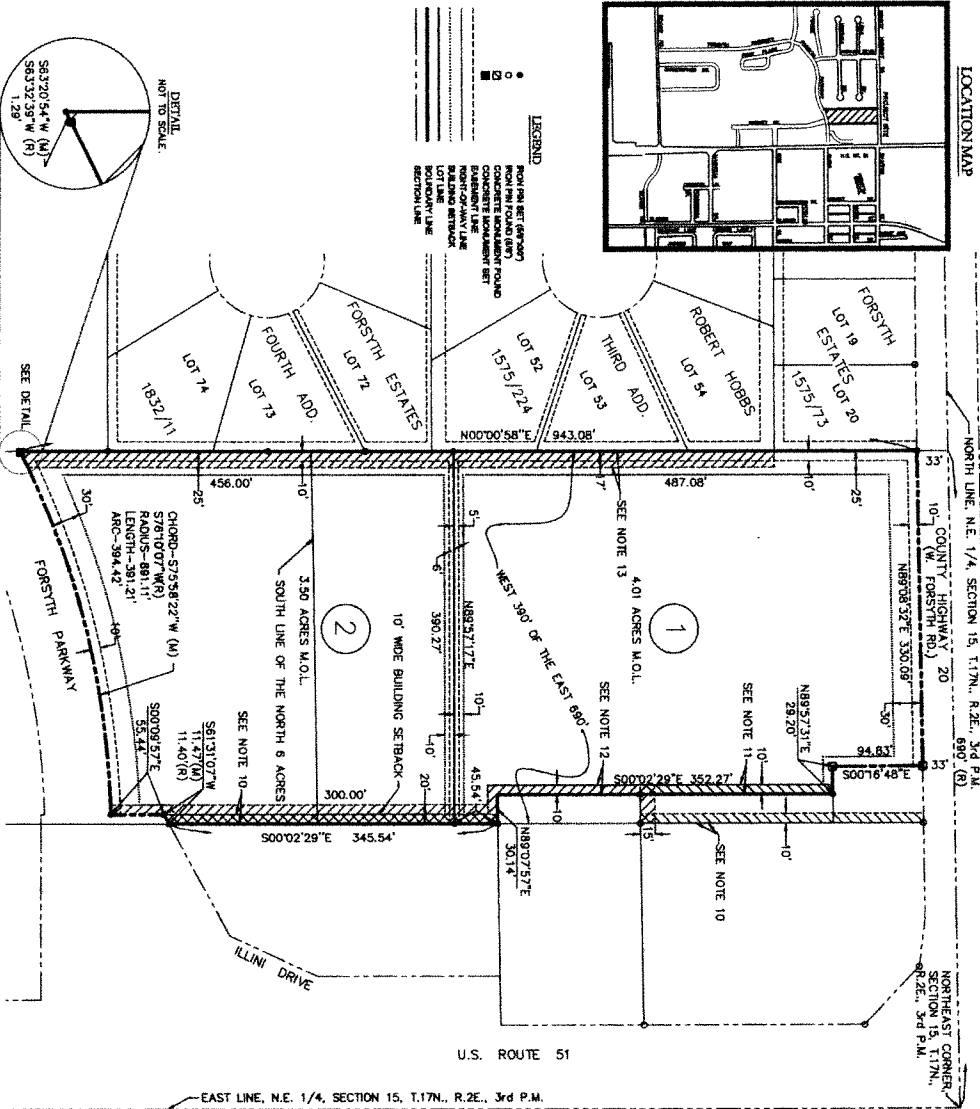
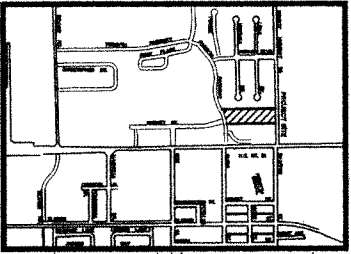
This lot is zoned OR – Office - Research

FORSYTH PARKWAY ADDITION

A SUBDIVISION OF PART OF THE WEST 390 FEET OF THE EAST 690 FEET OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS.

OWNERS / SUBDIVIDERS: ANDREW HENDRIAN
OUR REDEEMER LUTHERAN CHURCH

LOCATION MAP



DRAINAGE STATEMENT

WE, THE UNDERSIGNED, RESPECTIVELY A REGISTERED PROFESSIONAL ENGINEER AND THE OWNER OF THE LAND SHOWN HEREON, HEREBY ON THE DAILY AUTHORIZED ATTORNEY OF EACH OWNER OF THE LAND SHOWN HEREON, STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE SUBDIVISION ON ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE IS CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DRAINAGE OF SURFACE WATER AND THAT THE SUBDIVISION WILL BE CONSTRUCTED IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

OWNER AUTHORIZED AGENT A TRUSTEE
Dated: 1/7-2025
Dated: 01/07/25
Dated: 1/7/2025
Dated: 01/07/25

GENERAL NOTES

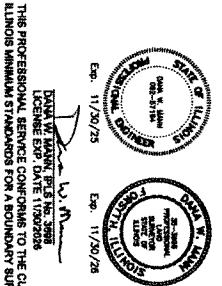
1. ALL LOT CORNERS ARE MARKED WITH IRON PINS UNLESS OTHERWISE NOTED.
2. ALL EASEMENTS ARE FOR DRAINAGE AND PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
3. WITHIN 500 FEET OF A SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 40 ACRES OR MORE.
4. ALL OF THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF FORSYTH.
5. ALL RECORDS COMPLETED JANUARY 2025.
6. BUILDING SETBACKS (OR OFFICE) ZONING.
7. A. FRONT YARD - 35 FEET
B. SIDE YARD - 10 FEET
C. REAR YARD - 10 FEET
8. THE SUBDIVISION IS SHOWN ON F.S.M.A.'S RECORD INSURANCE DATE MAP FOR MACON COUNTY AND INCORPORATED AREAS AND NUMBER 17111001 WITH AN EFFECTIVE DATE OF JUNE 7, 2017. THE SUBJECT PARCEL IS LOCATED IN ZONE "C" (AREA OF ANIMAL FLOOD HAZARD).
9. BEGINNING SHOWN ARE ASSIGNED.
10. LOT 74 HAS AN EXISTING BUILDING WITH A STREET ADDRESS OF 1832 W. FORSYTH PARKWAY.
11. ADEQUATE EASEMENT RECORDED AS DOCUMENT # 2024-00040.
12. ADEQUATE EASEMENT RECORDED AS DOCUMENT # 2024-00040.
13. VILLAGE OF FORSYTH SEWER EASEMENT RECORDED IN BOOK 2150 ON PAGE 230.

FORSYTH PLANNING & ZONING COMMISSION
DATE: _____
APPROVED BY: CHAIRMAN
ATTEST BY: SECRETARY

FORSYTH VILLAGE BOARD
DATE: _____
APPROVED BY: MAYOR
ATTEST BY: VILLAGE CLERK

ZONING OFFICIAL
DATE: _____
APPROVED BY: VILLAGE COMMISSIONER
ATTEST BY: VILLAGE CLERK

I, DANA W. MANN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3989, DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE AND CORRECT REPRESENTATION OF THE OWNERS ON THEIR REQUEST OF AND THE EXCLUSIVE REPRESENTATIVE OF THE OWNERS ON THEIR REPRESENTATIVES ON JANUARY 7, 2025.



FINAL PLAT
FORSYTH PARKWAY
ADDITION
FORSYTH, ILLINOIS

MANN ENGINEERING & SURVEYING, LLC
P.O. BOX 321
FORSYTH, IL 62535
TEL: 217-433-4537
EMAIL: MANNENGR@YAHOO.COM
ILLINOIS DESIGN FIRM NO. 184-007055

Sheet No.	2420
Scale	1" = 50'
Date	1/7/2025
Drawn By	D. MANN
Reviewed	

**OWNER'S DECLARATION OF FORSYTH PARKWAY ADDITION, A SUBDIVISION
OF PART OF THE WEST 390 FEET OF THE EAST 690 FEET OF THE NORTHEAST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 17
NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON
COUNTY, ILLINOIS.**

BE IT KNOWN THAT Andrew Hendrian and Our Redeemer Lutheran Church, and their successors and assigns, being the Owners of the following described tracts:

A PART OF THE WEST 390 FEET OF THE EAST 690 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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does hereby adopt the following as the Owner's Declaration of Forsyth Parkway Addition and does hereby designate the addition as "FORSYTH PARKWAY ADDITION", and the same shall be so known hereafter; and does hereby dedicate to the public to be used as public highways or streets, if any, the street identified on the plat, and also for watermain, 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 watermain, 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 Forsyth Parkway Addition and shall be for the installation, use, maintenance, repair, and replacement of drainage facilities and public utilities, including sewer, water, gas, electricity, telephone, television, telegraph and for drainage facilities with the right to use reasonable working space adjacent to said easement and ways of access thereto, as needed during construction, repair and maintenance of said facilities. All construction, maintenance, repair and replacement conducted on the utility or drainage facilities shall at all times be exercised as much as reasonably possible in such a manner as to not materially interfere with the normal operation on the portion of the property affected. No buildings or portions of buildings shall be constructed or maintained on or above any of the easements. Once commenced, all installation, construction, maintenance, repair or replacement undertaken shall be diligently prosecuted to completion, and all portions disturbed shall be restored promptly by the party so disturbing to the condition that existed before the commencement of such.

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

2. Building Setback.

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

3. Subordination of Mortgages.

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

4. Not Severable.

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

5. Miscellaneous.

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

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

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

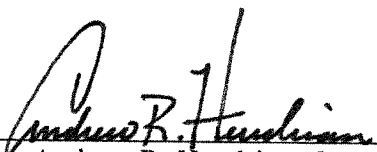
(d) If any provision of this Owner's Declaration, or portion thereof, or the application thereof to any person or circumstance shall to any extent be held invalid, inoperative, or unenforceable, then the remainder of this Owner's Declaration, or the application of such provision or portion thereof to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

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

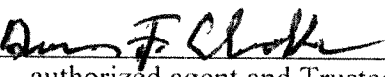
(f) Any notice, demand, request, consent, or approval permitted or desired be given hereunder shall be in writing and delivered by overnight delivery, personal service, or deposited with the US Postal Service, registered and certified mail, return receipt requested, postage prepaid, to the address of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

IN WITNESS WHEREOF, Andrew Hendrian and the authorized agent and trustee of Our Redeemer Lutheran Church, has executed this Owner's Declaration for Forsyth Parkway Addition

on this 7th day of January 2025.

By: 
Andrew R. Hendrian, Owner

Our Redeemer Lutheran Church, Owner

By: 
authorized agent and Trustee

OWNER'S AFFIDAVIT

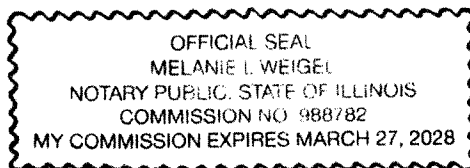
STATE OF Illinois)
) SS
COUNTY OF Macon)

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

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

Given under my hand and notary seal this 7th day of January, 2025.

Melanie L. Weigel
Notary Public



TAX CERTIFICATION

STATE OF ILLINOIS)

) SS

COUNTY OF MACON)

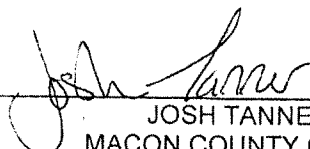
I, Josh Tanner, County Clerk in and for the County and State aforesaid, do hereby certify that I find no redeemable tax, tax sales or unpaid forfeited taxes against any of the real estate known and is more particularly described as follows:

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known as the following parcel I.D. Number (s): 07-07-15-229-009 & 07-07-15-229-002 to be known as "FORSYTH PARKWAY ADDITION" and included therein.

IN WHITNESS, I have hereunto set my hand and seal this 7th day of January, 2025.



JOSH TANNER (J)
MACON COUNTY CLERK

SURVEYOR'S REPORT

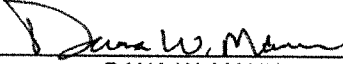
I, Dana W. Mann, Illinois Professional Land Surveyor, Certificate Number 3698, residing in Macon County, Illinois, do hereby report that at the request of **Andrew Hendrian and Our Redeemer Lutheran Church**, owners of the property hereinafter described, same being situated in the County of Macon and State of Illinois, I have made a true and accurate survey of the following:

A PART OF THE WEST 390 FEET OF THE EAST 690 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FORSYTH PARKWAY AND THE WEST LINE OF SAID WEST 390 FEET OF THE EAST 690 FEET; THENCE ALONG SAID WEST LINE ON AN ASSUMED BEARING OF N00°00'58"E, A DISTANCE OF 943.08 FEET TO AN IRON PIN FOUND, SAID IRON PIN BEING THE NORTHEAST CORNER OF LOT 20 OF FORSYTH ESTATES AS PER PLAT RECORDED IN BOOK 1575 ON PAGE 73 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE N89°08'32"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 20, A DISTANCE OF 330.09 FEET TO A CONCRETE MONUMENT FOUND; THENCE S00°16'48"E, A DISTANCE OF 94.83 FEET TO A CONCRETE MONUMENT FOUND; THENCE N89°57'31"E, A DISTANCE OF 29.20 FEET TO AN IRON PIN SET; THENCE S00°02'29"E, A DISTANCE OF 352.27 FEET TO AN IRON PIN SET; THENCE N89°07'57"E, A DISTANCE OF 30.14 FEET TO AN IRON PIN FOUND ON THE EAST LINE OF SAID WEST 390 FEET OF THE EAST 690 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15; THENCE S00°02'29"E ALONG SAID EAST LINE, A DISTANCE OF 345.54 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF RIGHT-OF-WAY TAKEN BY THE STATE OF ILLINOIS AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2096 ON PAGE 393 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE S61°31'07"W ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 11.47 FEET TO THE NORTH WEST CORNER OF SAID RIGHT-OF-WAY; THENCE S00°09'57"E ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 55.44 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FORSYTH PARKWAY; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF FORSYTH PARKWAY ON A CURVE TO THE LEFT HAVING A CHORD BEARING OF S75°58'22" W, A RADIUS OF 891.11 FEET, A CHORD LENGTH OF 391.21 FEET AND AN ARC LENGTH OF 394.42 FEET TO A POINT; THENCE S63°20'54"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1.29 FEET TO THE POINT OF BEGINNING. CONTAINING 7.51 ACRES, MORE OR LESS.

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 "**FORSYTH PARKWAY ADDITION**". The attached plat particularly describes, gives and sets forth the lengths, widths and number of lots therein, the names and widths of streets and I have placed the monuments indicated on the plat at all lot corners.

Dated January 7, 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

RE: [EXTERNAL] Forsyth Parkway Addition Minor Subdivision, Forsyth IL

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

To: mannengr@yahoo.com

Date: Tuesday, December 3, 2024 at 09:34 AM CST

Mr. Mann,

Comcast has aerial cable attached to Ameren power poles off the western lot line of the subdivision for approximately 260' to the south. But as there will be a 10' easement granted for the entire length of the subdivision off the western lot line and we have no cable facilities within the limits of the remaining subdivision, we don't anticipate any objection to the Forsyth Parkway Addition. Also, the remaining granted utility easements shown on the plat are acceptable to Comcast, as well.

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

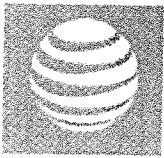
From: Dana Mann <mannengr@yahoo.com>
Sent: Monday, December 2, 2024 11:01 AM
To: Wyman, Ted <ted_wyman@comcast.com>
Subject: [EXTERNAL] Forsyth Parkway Addition Minor Subdivision, Forsyth IL

Mr. Wyman,

I am submitting a 2-lot subdivision plat for review. The subdivision will subdivide 2 existing tracts into 2 new subdivision lots. I have attached a PDF of the plat. Please review and if acceptable provide a sign off letter or email for easements. Thank you.

Dana Mann, PE, PLS

Mann Engineering & Surveying, LLC



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

12/4/24

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

Re: Forsyth Parkway Addition

Dear Mrs. Mann:

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

Sincerely,

ANDREW L BENDER

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



December 3, 2024

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

RE: Forsyth Parkway Addition - Project No. 2420

Dear Mr. Mann:

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

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

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

Sincerely,

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

Dee Hortenstine, SR/WA
Sr. Real Estate Agent

cc: Andrué Zulueta

APPROVAL (BOARD)

STATE OF ILLINOIS)

) SS

COUNTY OF MACON)

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

Dated this _____ day of _____, 2025.

Mayor of the Village of Forsyth, Illinois

Clerk of the Village of Forsyth, Illinois

APPROVAL (PLANNING AND ZONING COMMISSION)

STATE OF ILLINOIS)

) SS

COUNTY OF MACON)

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

this _____ day of _____, 2025.

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

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

NOTICE OF PUBLIC HEARING

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

- Request by Andrew Hendrian for approval of a final plat for minor subdivision of the real property located near the intersection of Forsyth Parkway and Market Drive in Forsyth, IL 62535 and legally described as A PART OF THE WEST 390 FEET OF THE EAST 690 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FORSYTH PARKWAY AND THE WEST LINE OF SAID WEST 390 FEET OF THE EAST 690 FEET; THENCE ALONG SAID WEST LINE ON AN ASSUMED BEARING OF N00°00'58"E, A DISTANCE OF 943.08 FEET TO AN IRON PIN FOUND, SAID IRON PIN BEING THE NORTHEAST CORNER OF LOT 20 OF FORSYTH ESTATES AS PER PLAT RECORDED IN BOOK 1575 ON PAGE 73 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE N89°08'32"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 20, A DISTANCE OF 330.09 FEET TO A CONCRETE MONUMENT FOUND; THENCE S00°16'48"E, A DISTANCE OF 94.83 FEET TO A CONCRETE MONUMENT FOUND; THENCE N89°57'31"E, A DISTANCE OF 29.20 FEET TO AN IRON PIN SET; THENCE S00°02'29"E, A DISTANCE OF 352.27 FEET TO AN IRON PIN SET; THENCE N89°07'57"E, A DISTANCE OF 30.14 FEET TO AN IRON PIN FOUND ON THE EAST LINE OF SAID WEST 390 FEET OF THE EAST 690 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15; THENCE S00°02'29"E ALONG SAID EAST LINE, A DISTANCE OF 345.54 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF RIGHT-OF-WAY TAKEN BY THE STATE OF ILLINOIS AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2096 ON PAGE 393 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE S61°31'07"W ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 11.47 FEET TO THE NORTH WEST CORNER OF SAID RIGHT-OF-WAY; THENCE S00°09'57"E ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 55.44 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FORSYTH PARKWAY; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF FORSYTH PARKWAY ON A CURVE TO THE LEFT HAVING A CHORD BEARING OF S75°58'22" W, A RADIUS OF 891.11 FEET, A CHORD LENGTH OF 391.21 FEET AND AN ARC LENGTH OF 394.42 FEET TO A POINT; THENCE S63°20'54"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1.29 FEET TO THE POINT OF BEGINNING. CONTAINING 7.51 ACRES, MORE OR LESS. (PIN: 07-07-15-229-002). This request is made in accordance with Development Ordinance Sections 11.2, 11.5, and 11.6. The property is currently zoned OR and there is no request to change the zoning.

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

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

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

PUBLICATION DATES:

Feb. 12, 2025

NOTICE ID: or5hDVyS5yZSarDSynRf

PUBLISHER ID: COL-9000660

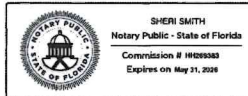
NOTICE NAME: Planning & Zoning February Meeting

Publication Fee: 179.97

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

Marco Coppola

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: **02/20/2025**

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING

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2/12 COL-9000660