



## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council  
**From:** Ted Shekell, Planning Director  
Walter Denton, City Administrator  
**Date:** July 3, 2006  
**Subject:** 1) Resolution No \_\_\_\_\_: A Resolution Approving a Preliminary Plat for the Illini Trails 1<sup>st</sup> Addition Subdivision  
2) Resolution No \_\_\_\_\_: A Resolution Authorizing the Mayor to Sign an Annexation Agreement with Estates at Prairie Crossing Development, LLC, for the Eastern 15.84 Acres of a Development known as the Illini Trails 1<sup>st</sup> Addition Subdivision.  
3) Ordinance No. \_\_\_\_\_: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Portions of a Development known as "Illini Trails 1<sup>st</sup> Addition" Subdivision) – **First Reading**  
4) Ordinance No. \_\_\_\_\_: An Ordinance Annexing Certain Territory to the City of O'Fallon, St. Clair County, Illinois (portions of the Illini Trails 1<sup>st</sup> Addition Subdivision) containing approximately 15.84 acres – **First Reading**

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**List of committees that have reviewed:** At its meeting on June 26, 2006, the Community Development Committee reviewed and unanimously recommended to approve the Preliminary Plat, Zoning Amendment, and Annexation of this subdivision.

**Background:** The applicant, Estates at Prairie Crossing Development, LLC, is proposing to subdivide 26.98 acres of land into 68 single family lots. Council approved the preliminary plat and SR-1B zoning for the western 11.14 acres of land known as Illini Trails. The developer entered into a contract to purchase the 15.84 acres of land immediately to the east of Illini Trails. The applicant is requesting rezoning of the eastern 15.84 acres of property from Unincorporated Agricultural to SR-1B Single Family Residence Dwelling District. The property is located east of Illini Drive, south of Kyle Drive, west of Central Christian Church, and north of The Manors at Fairwood Hills. Lot sizes range from 10,146 sq. ft. to 26,734 sq. ft. in size. The development will include three public streets, one cul-de-sac, and one stub street. The subdivision is accessible from Illini Dr. and Kyle Rd. The developer is showing a stub street for future access into the eastern undeveloped property. Sidewalks have been incorporated into the preliminary plat on both sides of the internal streets and along Illini Drive and Kyle Road. The proposed street widths within the development are 30' between the back of the curbs, and 47' radii in the cul-de-sacs. Both water and sewer will be provided by the City of O'Fallon.

1. Stub Street Access – The developer is showing a stub street for future access into the eastern undeveloped property. City staff suggests requiring the developer to plat the right-of-way for this access but not to construct the actual pavement. The property to the east is currently owned by a church and is shown as institutional in the City's Comprehensive Plan. If the property is developed by the church, staff believes a stub access should not be required, and the right-of-way would be vacated to the adjacent property owners. However, if a residential subdivision is planned for this eastern property, the future developer to the east would be responsible for constructing the stub street and providing access into the subdivision.

2. Landscaped Islands – The design calls for a landscaped island located in the center of the cul-de-sac, similar to the previous Illini Trails proposal. These are outlots to be maintained by the Homeowners Association. Cul-de-sac design for this project and for the previously approved Manors at Thornbury Hill

subdivision have been resolved by staff and the city's engineering consultant and will be 47' outside of curb radii with 30' of pavement.

3. Site Drainage and 3' x 5' Box Culvert Under Illini Drive – To alleviate drainage problems on the west side of Illini, Mark Fulford has agreed to replace the existing CMP under Illini Drive with a 3 x 5 concrete box culvert, which should improve drainage in this area. The culvert will drain to the east into a concrete swale to be constructed in the ditch between Central Christian Church and Illini Trails. The concrete swale will prevent erosion and will convey water to the detention pond at the northeast corner of the site. Mr. Fulford has also agreed to perform the work in consideration of annexation fee credits on the eastern portion of Illini Trails that is being annexed into the City. The preliminary estimate for the work is \$39,850, which would equate to up to 18 annexation fee credits at \$2,250 each. All final drainage plans must be reviewed and approved by the City's engineering department.

4. Open Space/Park Requirement and Annexation Fees : The applicant is requesting to fulfill the park dedication requirement of 1.15 acres through a fee in lieu of land in the amount of \$68,136 ( $\div$  68 homes = \$1,002/home). Because lots 1-24 are already annexed into the city, the developer will be responsible for an Annexation fee on the remaining 44 lots (25-68) which are partly or wholly located in the parcels to be annexed.

5. School Land Dedication – One of the conditions for the Education Facilities Dedication Ordinance to take effect relied on the Village of Shiloh adopting an equivalent School Land Dedication Ordinance. Following the denial of the ordinance by Shiloh's Village Council at its work session on June 19, 2006, a fee to provide for the acquisition of school land will not be required of the developer.

6. Model Home Variance – Mr. Fulford is requesting a variance from Section 6.4 of the Subdivision Code to allow him the ability to begin construction of two model home units after final plat but before the infrastructure is completed. Occupancy would not be allowed for the units until the infrastructure is completed and accepted by the City.

**Legal Considerations, if any:** None

**Budget Impact:** There will be an annexation fee of \$2,250 for lots 25 through 68 of this subdivision. If accepted, a fee of \$68,136 will be paid to the City by the developer as a fee in lieu of required parkland dedication.

**Staff Recommendation:** Staff recommends approval of the Preliminary Plat of the entire site, the Rezoning of the eastern 15.84 acres from Unincorporated Ag to SR -1B, and annexation of the land with the following conditions:

1. The park dedication requirement is 1.15 acres with the requirement being fulfilled through a fee in lieu of land in the amount of \$68,136.
2. Credit of up to 18 annexation fees at \$2,250 each for replacement of the existing CMP under Illini Drive with a 3' x 5' box culvert.
3. Approve a variance to allow construction of two model home units.

*The issue of the cost of the box culvert was not discussed at the last CD meeting, so if the Council desires more time to review the annexation agreement it can hold the agreement and consider it in more detail at its next meeting on July 10. The rest of the Illini Trails agenda items may be approved as submitted.*