



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: August 21, 2006
Subject: 1) Resolution No _____: An Ordinance approving the Final Plat for Illini Trails Subdivision, (1st READING)

List of committees that have reviewed: At its meeting on August 14, 2006, the Community Development Committee reviewed and recommended approval of the Final Plat with the anticipation that outstanding engineering issues will be resolved.

Background: On July 17, 2006 the City Council approved the preliminary plat and annexation of the Illini Trails 1st Addition Development. The development is located along Illini Drive and Kyle Road, South and East of Central Christian Church and East of Fulton Junior High School. The overall development includes 68 lots over 26.98 acres. The owner is presently seeking final plat approval, which represents the entire 68-lot development. The final plat is consistent with the preliminary plat approved by Council. It has been reviewed by planning and engineering staff, with notations that there are some drainage concerns with one of the detention ponds. These were brought to the CD Committee's attention, and after the developer provided the Committee with assurance these issues would be resolved prior to 2nd Reading, the Committee recommended sending it forward for 1st Reading.

Legal Considerations, if any: None

Budget Impact: There will be an annexation fee paid to the City of \$2,250 for lots 25 through 68 of this subdivision. Additionally, a fee of \$68,136 will be paid to the City by the developer as a fee in lieu of required parkland dedication. Also, for the developer to perform the work on the box culvert under Illini Drive, the City will pay for the construction through annexation fee credits in an amount up to \$75,000.

Staff Recommendation: Staff recommends approval of the Final Plat as presented.

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