



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

From: Ted Shekell, Planning Director
Walter Denton, City Administrator

Date: September 5, 2006

Subject: 1) Resolution No _____: An Ordinance approving the Final Plat for Illini Trails Subdivision, (2nd **READING; ON HOLD**)

List of committees that have reviewed: At its meeting on August 28, 2006, the Community Development Committee recommended approval of the Final Plat with the anticipation that outstanding engineering issues would be resolved and the annexation agreement would be received before it went to City Council for 2nd Reading. However, the revised plans reviewed by staff have unresolved drainage issues. Therefore, the project has been put on hold.

Background: At its meeting on August 28, 2006, the Community Development Committee reviewed and recommended approval of the Final Plat with the anticipation that outstanding engineering issues would be resolved and the annexation agreement would be received before it went to City Council for 2nd Reading. At its Site Plan Review meeting on August 31, 2006, staff determined that there remain unresolved drainage issues. Staff determined that the plans will need to be revised and resubmitted before they can be recommended for approval.

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 putting the project on hold until the outstanding drainage issues are resolved.