



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: October 2, 2006

Subject: 1) Ordinance No ____: An Ordinance approving the Final Plat for Illini Trails Subdivision (**1st READING**)

List of committees that have reviewed: At its meeting on September 25, 2006, the Community Development Committee recommended approval of the Final Plat for Lots 28 through 63 of the 68-lot subdivision known as Illini Trails.

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, with the newly annexed portion to include approximately 15 acres. The owner is seeking final plat approval of the first phase only.

The developer, Mark Fulford, has revised his plans and now wants to final plat only the first phase as shown in your packets. The entire subdivision has received preliminary plat approval by Council, and this final plat is consistent with it. The 15 acre parcel has also been annexed subject to an approved annexation agreement. Engineering and planning staff have reviewed several iterations of the plans and recommend this final plat for your consideration.

Additionally, Mr. Fulford wants to modify a couple of terms in the annexation agreement that has already been approved by City Council. As a result, another public hearing will be held at the October 2, 2006 City Council meeting. These terms involve 1) extending the box culvert's construction out for up to 2 years and requiring the developer to provide the City with a Letter of Credit in the amount of \$100,000; and 2) adding a provision exempting the subdivision from the school impact fee ordinance (Ord # 3448) that was passed in the spring by the Council. While staff believes the school impact fee language addition to be a redundant request since the ordinance only applied to plats approved after its effective date (the school ordinance it is still not effective because Shiloh hasn't approved it), nevertheless we don't oppose its inclusion in the agreement.

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, although not all of those lots are being final platted at this time. A fee of \$1,002 per lot 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 culvert, the City will pay for the construction through annexation fee credits in an amount up to \$75,000. We are asking the developer to secure the improvement with a letter of credit in an amount up to \$100,000 since the cost of the work could increase by up to 25% during the ensuing 2 years, particularly if the City would be required to perform the work.

Staff Recommendation: Staff has reviewed the Final Plat and improvement plans for Illini Trails and recommends it for approval.