



**CITY COUNCIL AGENDA ITEM**

**To:** Mayor Graham and City Council

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

**Date:** May 3, 2010

**Subject:** Final Plat for "1<sup>st</sup> Addition to Illini Trails Subdivision" (FIRST READING)

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**List of committees that have reviewed:** The Community Development Committee reviewed and recommended approval of the Final Plat with a vote of 4-0 at its April 26, 2010 meeting.

**Project Summary:** On July 17, 2006 the City Council approved the preliminary plat and annexation of the Illini Trails Subdivision. 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 seeking final plat approval of the second phase, which includes 12 lots off of Peoria Lane. The proposed final plat is consistent with the approved preliminary plat.

**Legal Considerations, if any:** None.

**Budget Impact:** There will be an annexation fee paid to the City of \$2,250 per lot. 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.

**Staff Recommendation:** Staff has reviewed the final plat and improvement plans for the 1<sup>st</sup> Addition to Illini Trails Final Plat and recommends it for approval with the following condition:

1. The improvement plans must be revised to include a detail for a temporary turnaround and associated directional signage at the western end of Peoria Lane.