

Town Of Yorkville

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AGENDA

**TOWN OF YORKVILLE
JOINT TOWN BOARD/PLAN COMMISSION
TOWN BOARD ROOM
UNION GROVE MUNICIPAL CENTER
MONDAY, MARCH 13, 2017
6:00 P.M.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes** - Approval of the February 27, 2017 Town Board meeting minutes
- 4. Approval of Financial Reports**
- 5. Approval of Town Invoices**
- 6. Approval of Stormwater Invoices**
- 7. New and Unfinished Business - Discussion and possible action on all of the following:**
 - a. Certified survey map application submitted by Paul Gyuro for a vacant unaddressed 43.13-acre parcel located near the southwest corner of the intersection of 50th Road and 53rd Drive (Parcel ID # 018-03-21-11-014-115) in the A-2 (General Farming and Residential II) Zoning District to permit division of said parcel into a 3.65-acre parcel, a 3.66-acre parcel and a 35.82-acre remnant parcel, and which includes a request to waive the following:
 1. Town of Yorkville Code of Ordinances Section 28-225(a), which requires that all parcels created by certified survey map, including the remnant parcel, be included on the certified survey map
 2. Town of Yorkville Code of Ordinances Section 28-9, which does not allow for the division of a parcel where the act of division creates four or more parcels by successive divisions within a period of seven years
 - b. Certified survey map application submitted by Gehrand LLC for a vacant unaddressed 106.4-acre parcel located near the southwest corner of the intersection of Plank Road (CTH A) and 67th Drive (Parcel ID # 018-03-21-17-002-010) in the A-2 (General Farming and Residential II) Zoning District to permit division of said parcel into a 4.0-acre parcel, a 3.0-acre parcel and a 99.4-acre remnant parcel, and which includes a request to waive the following:
 1. Town of Yorkville Code of Ordinances Section 28-225(a), which requires that all parcels created by certified survey map, including the remnant parcel, be included on the certified survey map
 2. Town of Yorkville Code of Ordinances Section 28-226(6), which requires that soil boring locations be included on the certified survey map for all parcels to be served with a private on-site wastewater treatment system

- c. Conditional use application submitted by SNIKNEJ Co. (with Daniel Schultz as applicant/agent) for the approximately 4.5-acre vacant property located at 824 South Sylvania Avenue (between 734 South Sylvania Avenue and 904 South Sylvania Avenue) (Parcel ID # 018-03-21-13-010-040) in the B-3 (Commercial Service) Zoning District to permit occupancy of said vacant property with a truck wash and detailing building and an office building, with paved long-term and short-term truck parking
- d. Pre-application conference with Robert Gleason regarding planned improvements to the property located at 3014 South Sylvania Avenue and to the vacant property located immediately to the west of that property
- e. Pre-application conference with Alan Jasperson regarding proposed reconfiguration and development of six existing contiguous properties located at the southeast corner of the North Colony Avenue (USH 45) and Washington Avenue (STH 20) roundabout
- f. Request submitted by Alan and Cheryl Matyas (with Newport Builders, Inc. as applicant) for shoreland contract approval for the property located at 18500 Walden Drive (Parcel ID # 018-03-21-05-010-105) in the C-2 (Upland Resource Conservation) Zoning District to permit construction of a single family residence with an attached garage, full basement, four-seasons room and covered porch with no deck within 1,000 feet of an un-named navigable pond
- g. Request submitted by Christopher and Katherine Krizek (with Newport Builders, Inc. as applicant) for shoreland contract approval for the property located at 18432 Walden Drive (Parcel ID # 018-03-21-05-010-104) in the C-2 (Upland Resource Conservation) Zoning District to permit construction of a single family residence with an attached garage, full basement and covered porch with no deck within 1,000 feet of an un-named navigable pond
- h. Resolution No. 2017-02 Amending the Town of Yorkville's 2016 General Fund and Water Utility Fund Annual Budgets

8. Reports

- a. Building Inspector's Report – report on building permits issued and other activity
- b. Engineer's Report – report on activities and issues
- c. Yorkville Stormwater Utility District Report – report on activities and issues
- d. Clerk's Report – report on activities and issues
 - 1. Woodland Waters subdivision update
 - 2. Stonecrest Shores subdivision update

9. Other – Comments, questions and suggestions

10. Adjournment

Michael McKinney
 Clerk-Treasurer

Posted: March 9, 2017

A quorum of other elected or appointed bodies may be present at this meeting for informational purposes only. No action from those bodies will be taken at this meeting.

This building is handicap accessible. Requests from persons with disabilities who need assistance should be made to the Town Office, (262) 878-2123, with as much advance notice as possible.