



MEMORANDUM

August 29, 2017

TO: INTER-DEPARTMENTAL REVIEW COMMITTEE:

Keith Steiskal, Building Official
Jerry Howell, Assistant Fire Chief
Dave Gorman, P.E., Assistant Director of Public Works
Jana Bryant, P.E., Private Development Engineer

FROM: Tami Urish, Planner I
Department of Community Development

SUBJECT: PC 17-30, 428 W. Crescent Boulevard

The petitioner, Crescent Hill Apartments, requests that the Village take the following actions on the subject property within the R4 Limited General Residence District:

1. Approve a variation from Section 155.210 (D)(1) to allow garbage dumpsters and recycling bins to be located in the front yard with the required screening in accordance with Section 155.710 where a garbage dumpster is not permitted; and
2. Approve a variation from 155.709 (B) to reduce the required parking lot perimeter landscape yard of five feet (5') in width to two feet (2') in width.

The apartment building was built prior to 1970. In 1999, the property was before the Plan Commission (PC 99-21) and received a multitude of variations due to the creation of a regional detention pond. It is noted that the location of a dumpster could have been addressed as part of this petition but may have been overlooked. The current location of the dumpster and recycling bin is on the grass in front of the parking lot which is in front of the building without screening. The dumpster can be seen from the street and the neighboring properties. The petitioner wishes to improve the appearance of the property by screening the dumpster and recycling bin however due to the many nonconformities of the property there are no other options but place the dumpster in the front yard where it is not allowed (See attached plans).

This petition is scheduled for the September 18, 2017 Plan Commission meeting.

Please provide any written comments on or before **Wednesday, September 6, 2017**. If you have any questions regarding this matter, please contact me at extension 5967.

- c. Dan Whittington, District 1 Trustee
Scott R. Niehaus, Village Manager
Jason Guisinger, Village Attorney
William J. Heniff, AICP, Director of Community Development
Rick Sander, Fire Chief
Carl Goldsmith, Director of Public Works

EXHIBIT A – SITE PLAN

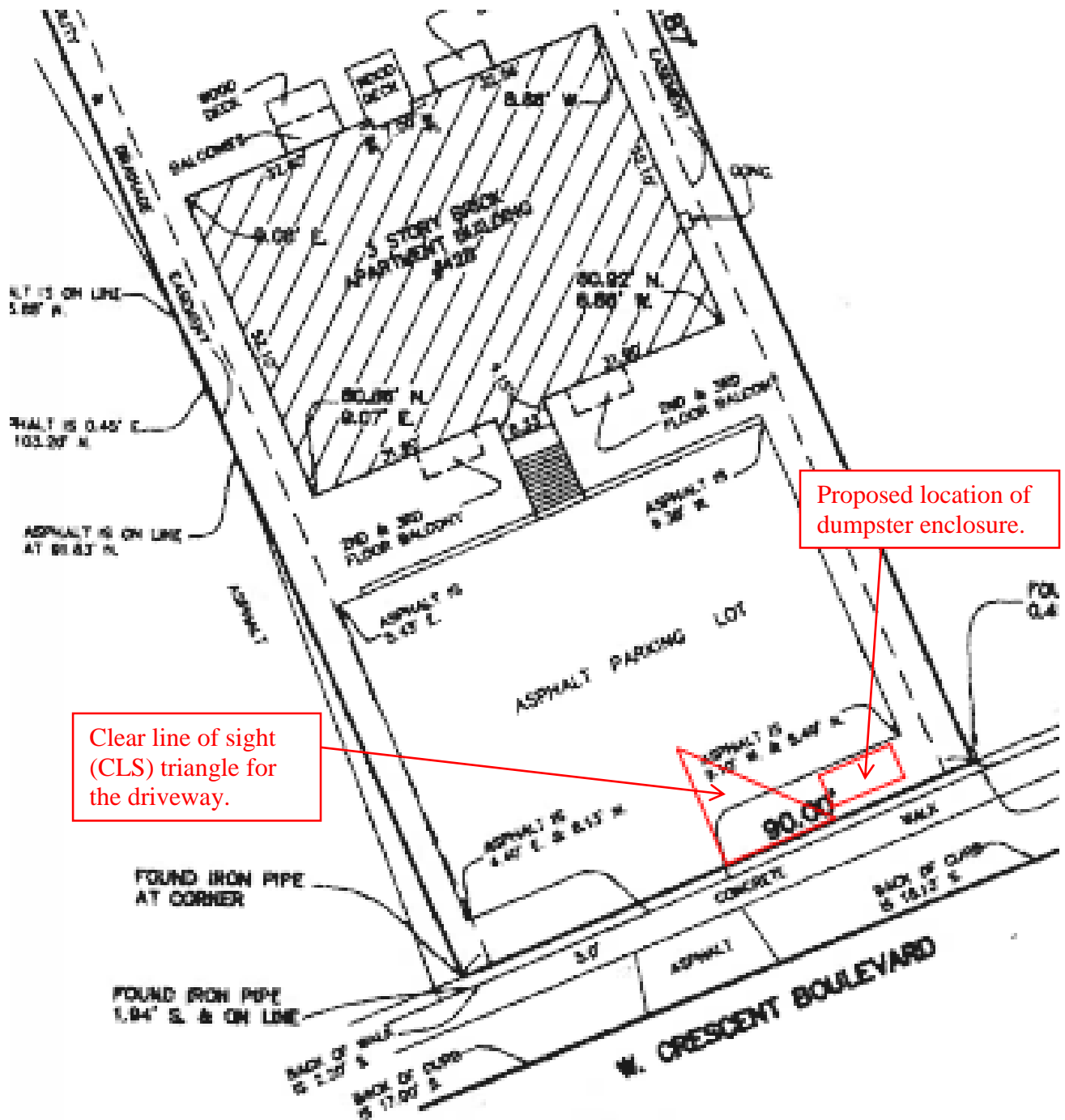


EXHIBIT B – PLANS

Site Plan - S.E. Corner of Property
Scale 1" = 24'

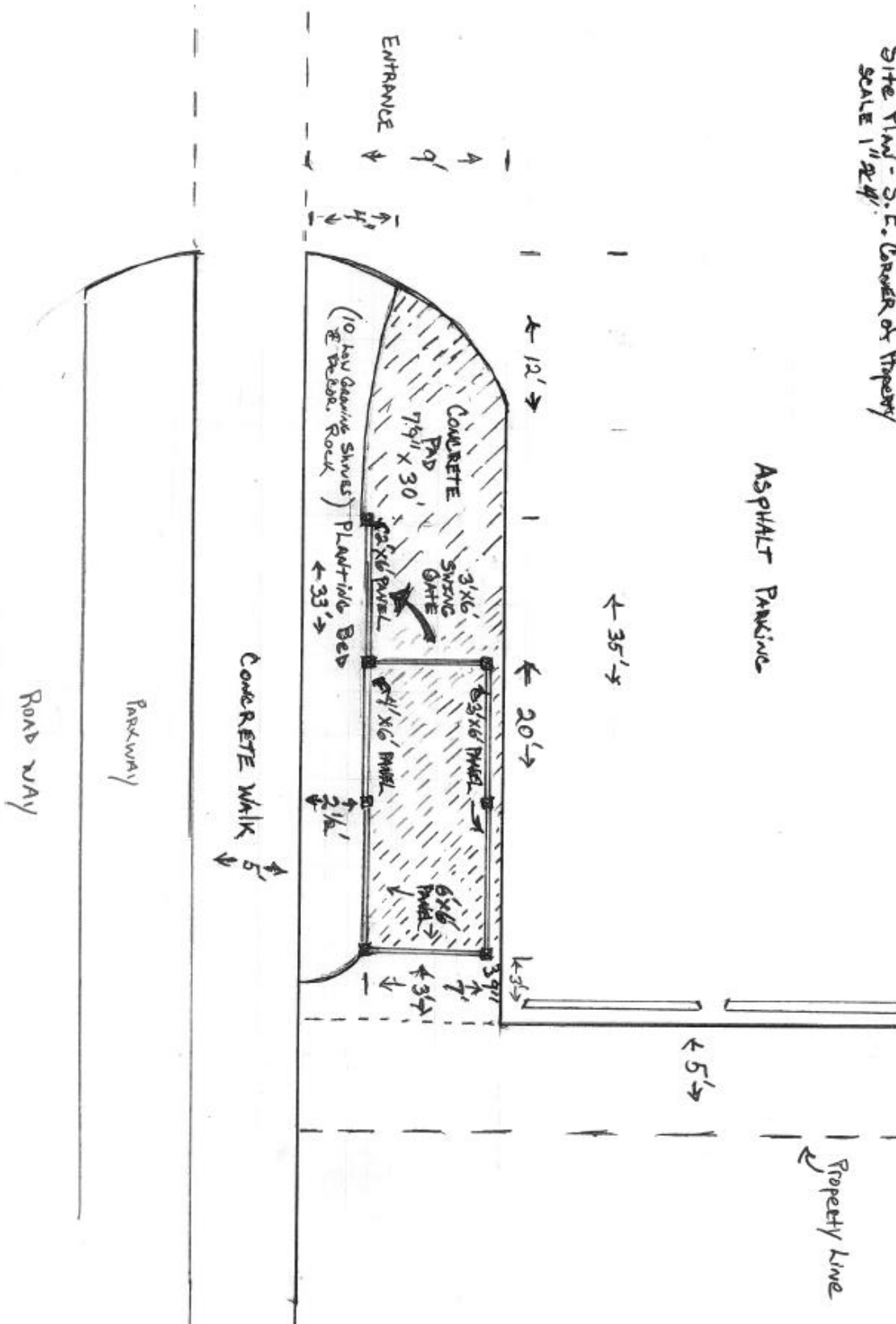


EXHIBIT C – PHOTO WITH RENDERING OF PROPOSAL

