

City Council

June 18, 2024



Zone Change (Public Hearing)

300 North Duplex Addition



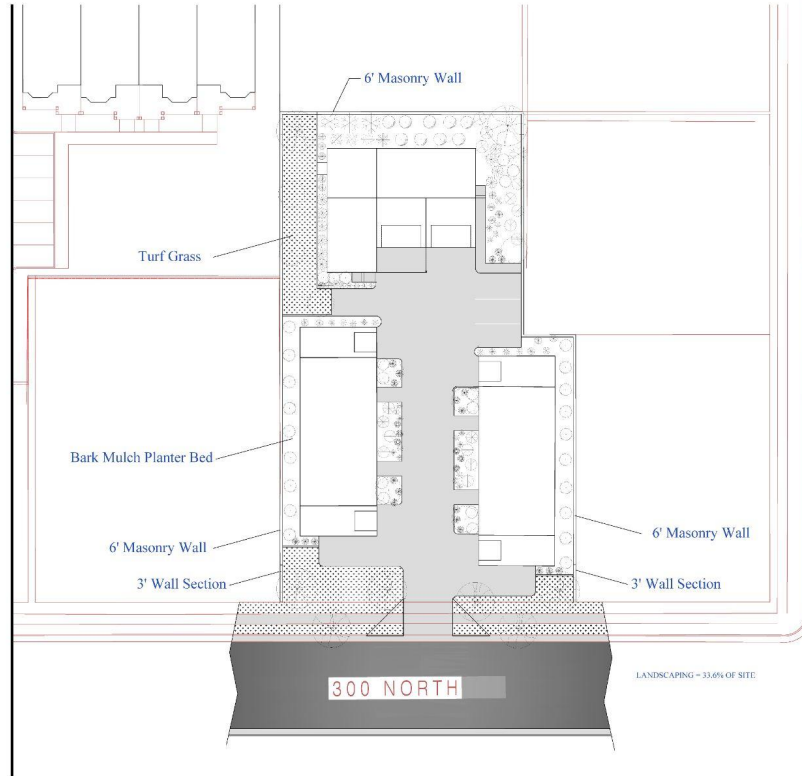
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Plant Legend			
Common Name	Botanical Name	Qty	Size
Littleleaf Linden	<i>Tilia cordata</i>	8	2" Cal.
Flowering Pear	<i>Pyrus calleryana</i>	8	2" Cal.
Blue Spruce (in A/Ber)	<i>Picea pungens 'Vilmorin'</i>	4	6' Tall
Japanese Spirea	<i>Spiraea japonica</i>	4	5 Gal.
Shrubki Birchleaf	<i>Pyrus pyracantha</i>	9	5 Gal.
Dwarf Korean Lilac	<i>Syringa meyeri 'Palibin'</i>	3	5 Gal.
Autumn Weaver Spirea	<i>Spiraea x vanous 'Autumn Weaver'</i>	10	5 Gal.
Karl Froster Reed Grass	<i>Calamagrostis x acutifolia</i>	35	1 Gal.
Common Boxwood	<i>Buxus sempervirens</i>	15	5 Gal.
Yarrow	<i>Leucanthemum</i>	19	1 Gal.
Day Lily 'Star de Oro'	<i>Helianthus 'Star de Oro'</i>	29	1 Gal.
Purple Coneflower	<i>Echinacea</i>	22	1 Gal.
Blue Fescue	<i>Festuca glauca</i>	6	1 Gal.

Concrete	Total Area	22,779 Sq. Feet	15.1%
Asphalt	Grass Area	3,875 Sq. Feet	21.4%
Soil Area	Plant Bed Area	4,878 Sq. Feet	36.7%
	Landscaped Area	8,354 Sq. Feet	36.7%

PLEASE NOTE: LOCATION OF TREES AND SHRUBS SHOWN ARE APPROXIMATE LOCATION. EXACT LOCATION TO BE DETERMINED BY LANDSCAPING COMPANY ON SITE.



750 North State Street
Bloomington, IL 61820
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Email: info@curtisdesigngroup.com
Website: www.curtisdesigngroup.com

WORKSHEET: 1001
BLOCK 79 DUPLEX

DESIGNER:
JOHN SMILEY

10% SCALE:
400' E. 200' N. Square Feet, UT

DATE: July 19, 2022
PROJECT NUMBER: 20220001

DESIGNED BY: David Dale

PLANTING PLAN

CHECKED BY: Michael S. Lee

ENGINEER
OF RECORD

REVISIONS:

SHEET

LA1.1



300 North Duplex Addition



300 North Duplex Addition



Project Signage Plan (Public Hearing)

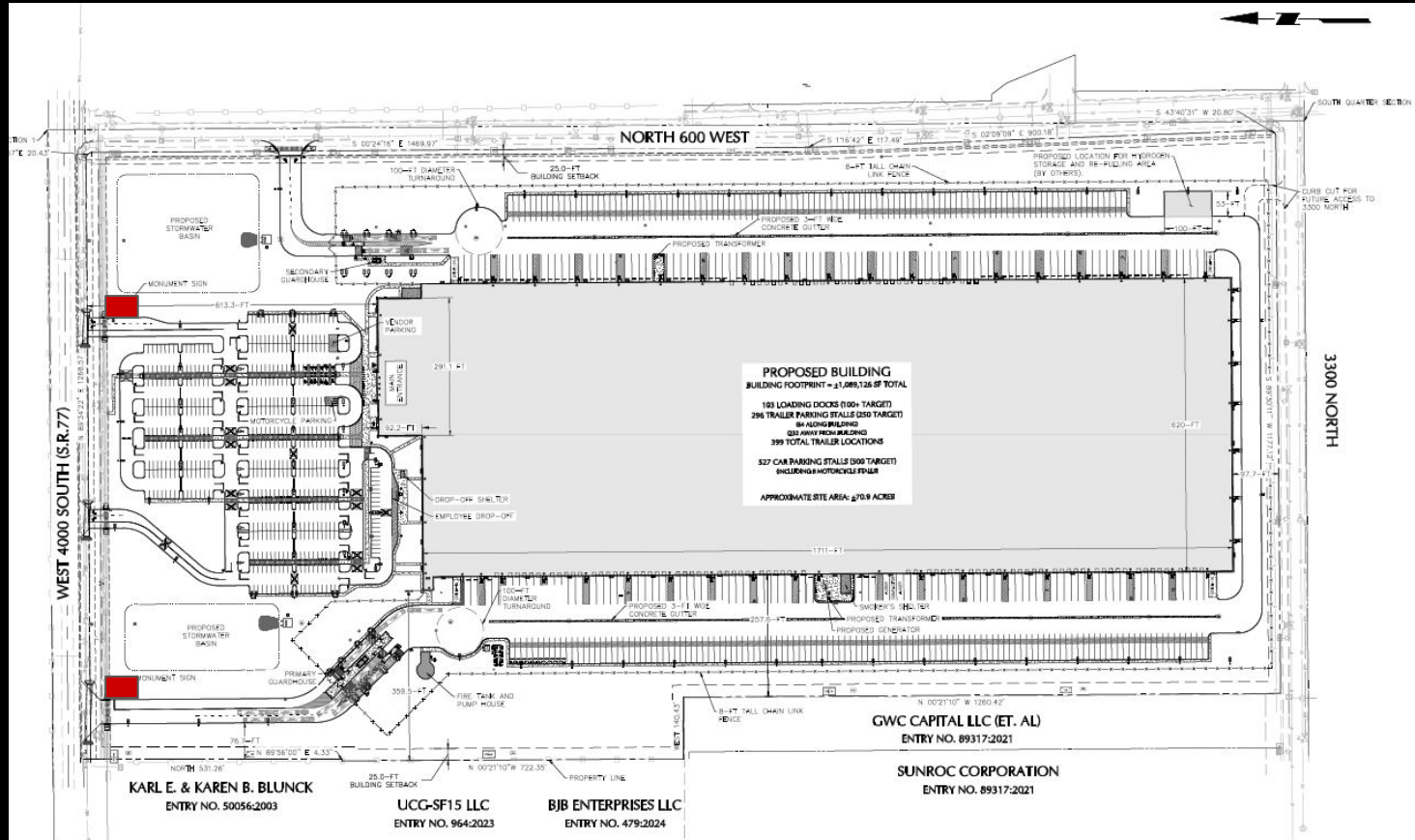
Hut X Warehouse Signage



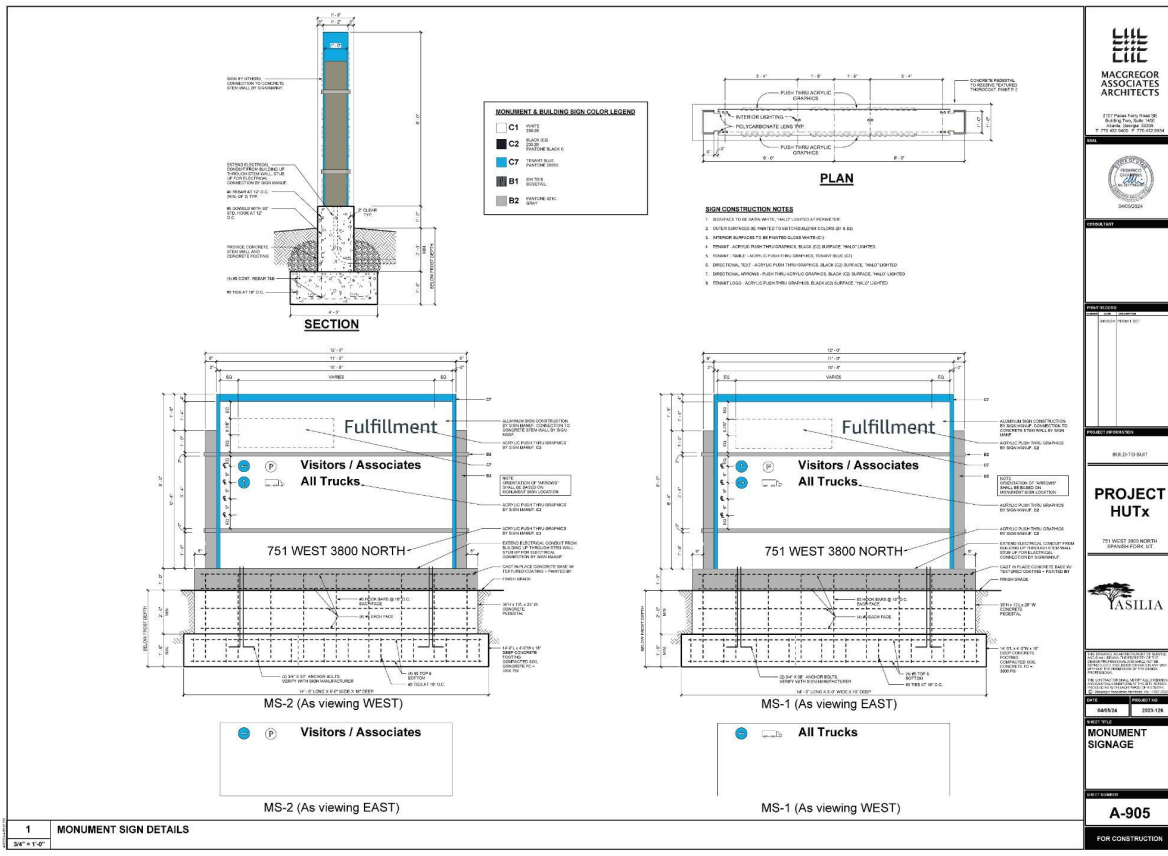
Hut X Warehouse Signage



Hut X Warehouse Signage



Hut X Warehouse Signage



Fence Height Request

Hut X Warehouse Fencing



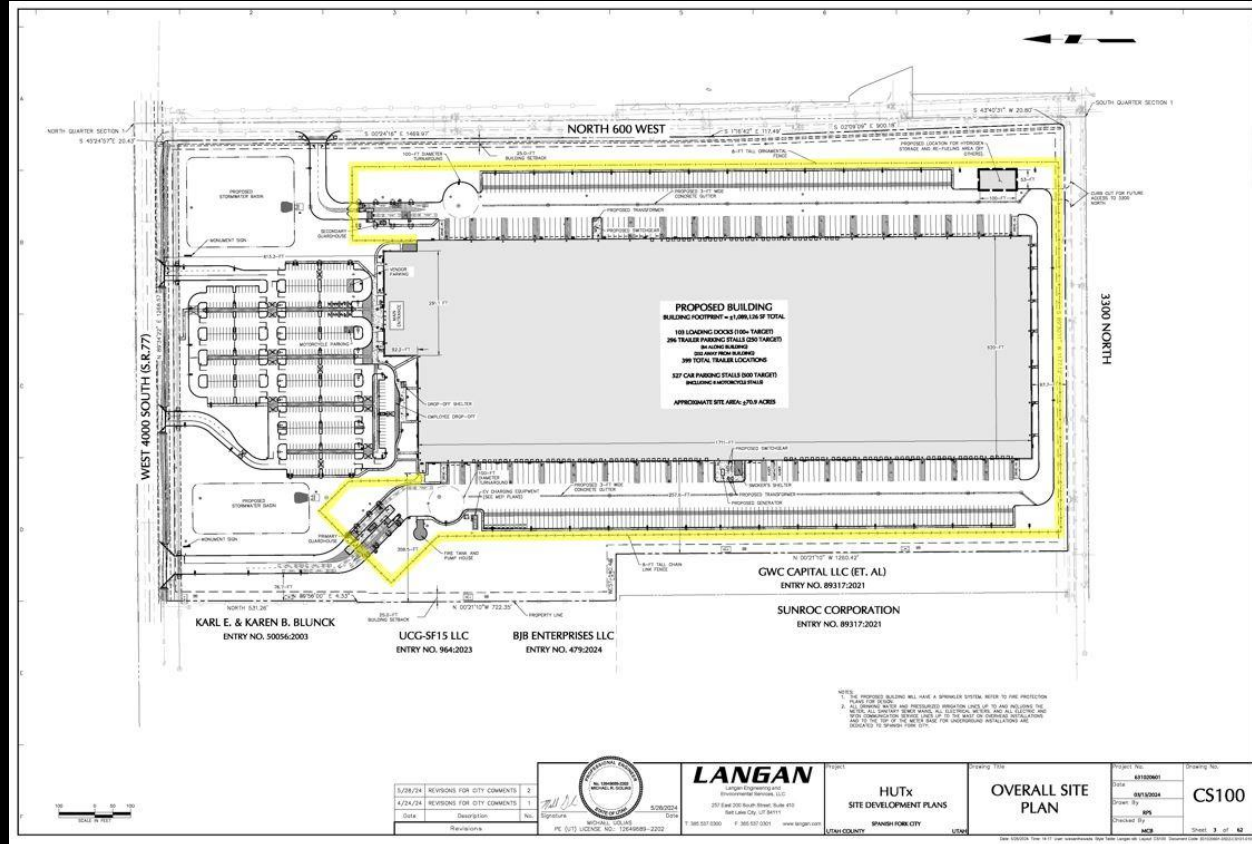
Fence Height Request

Hut X Warehouse Fencing



Fence Height Request

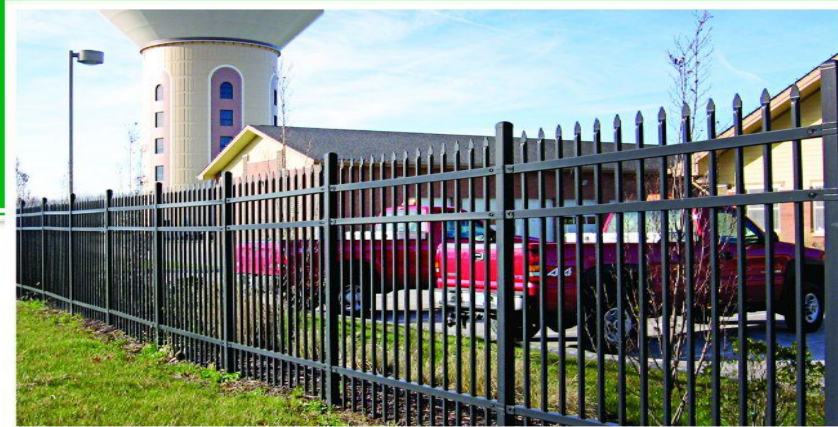
Hut X Warehouse Fencing



Fence Height Request

Hut X Warehouse Fencing

AEGIS II[®]



INDUSTRIAL ORNAMENTAL STEEL FENCE

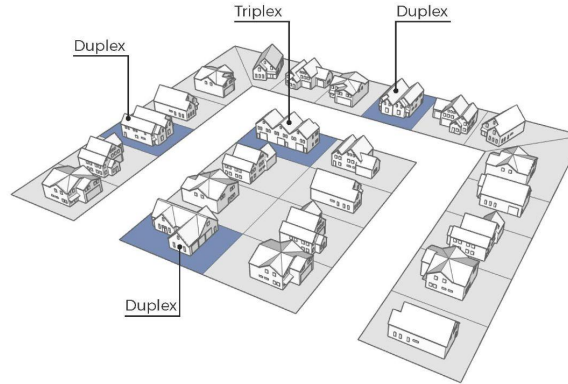
Title 15 Amendments (Public Hearing)

Title 15 Zoning Overlay Districts



Complete Neighborhood Overlay

Example Subdivision



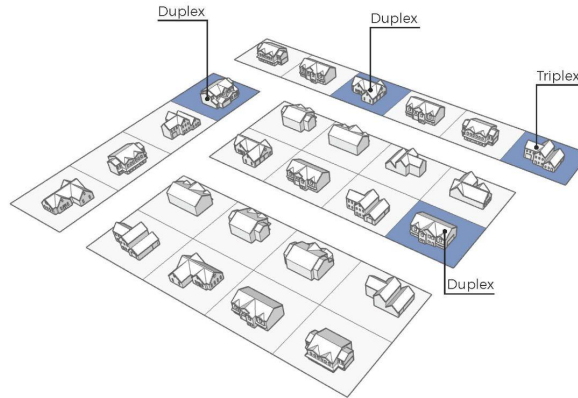
Bonus Unit Count: 29

Title 15 Amendments (Public Hearing)

Complete Neighborhood Overlay

Complete Neighborhood Overlay

Example Subdivision



Size: 10 acres

Zoning: R-1-12

Base Density: 2.67 du/ac

Base Unit Count: 26

Bonus Density: 3.17 du/ac (+0.5)

Bonus Unit Count: 31



Title 15 Amendments (Public Hearing)

Large Utility Facility Overlay District



Title 15 Amendments (Public Hearing)

Railroad Spur Overlay District

