



SITE PLAN CHARLESTON PLACE

PART OF NORTHEAST QUARTER OF SECTION 23 AND NORTHWEST QUARTER OF SECTION 24, TOWNSHIP
38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

P.I.N.'S:
ALL OF 07-24-100-015
PART OF 07-23-208-013

REVISION RECORD		
NO	DATE	DESCRIPTION
1	02/07/2025	REVISED PER CITY REVIEW DATED JANUARY 17, 2025 AND INTERNAL REVIEW
2	03/18/2025	REVISED PER CITY REVIEW DATED FEBRUARY 24, 2025 AND INTERNAL REVIEW

LEGEND:

	BOUNDARY
	EXISTING LOTS
	PROPOSED LOTS
	RIGHT-OF-WAY
	ROADWAY CENTERLINE

SITE DATA

GROSS BOUNDARY AREA = 319,192 SQUARE FEET (7.328± ACRES)
NET BOUNDARY AREA = 290,231 SQUARE FEET (6.663± ACRES)
EXISTING ZONING = R1A (LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT)
PROPOSED ZONING = TU (TRANSITIONAL USE DISTRICT)

REQUIRED SETBACKS:

FRONT YARD SETBACK = 15 FEET
INTERIOR SIDE YARD SETBACK = 6 FEET
CORNER SIDE YARD SETBACK = 10 FEET
REAR YARD SETBACK = 25 FEET

PROPOSED SETBACKS:

FRONT YARD SETBACK = 22 FEET
INTERIOR SIDE YARD SETBACK = 6 FEET
CORNER SIDE YARD SETBACK = 15 FEET
REAR YARD SETBACK = 25 FEET

PROPOSED SINGLE-FAMILY LOTS = 30
MINIMUM LOT AREA = 6,000 SQUARE FEET
MINIMUM LOT FRONTAGE (AT PROPOSED FRONT YARD) = 52 FEET



SCALE IN FEET
0 50 100



Civil & Environmental
Consultants, Inc.

1230 East Diehl Road
Suite 200
Naperville, IL 60563
Ph: 630.963.6026
www.cecinc.com

PREPARED FOR:
CHARLESTON INVESTMENT, LLC
P.O. BOX 206
NAPERVILLE, ILLINOIS 60566

DRAWN BY: MAJ CHECKED BY: JGC APPROVED BY: JGC
DATE: DECEMBER 19, 2024 DWG SCALE: 1"=50' PROJECT NO: 333-244

SITE PLAN
CHARLESTON PLACE, 1103 AURORA AVENUE
NAPERVILLE, ILLINOIS 60540

DRAWING NO.:
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SHEET 1 OF 1