



NORTH

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	03/08/2025	REVISED PER CITY REVIEW DATED FEBRUARY 24, 2025 AND INTERNAL REVIEW

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



EXHIBIT D

CEC
Civil & Environmental
Consultants, Inc.

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: 1		1 OF 1