



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	03/18/2025	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



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PREPARED FOR:  
CHARLESTON INVESTMENT, LLC  
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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  
SHEET 1 OF 1