



# 2021 E LARAWAY RD NEW LENOX, IL 60451

FOR LEASE • NEW BUILD • MULTI-TENANT



2021 E LARAWAY RD, NEW LENOX, IL 60451



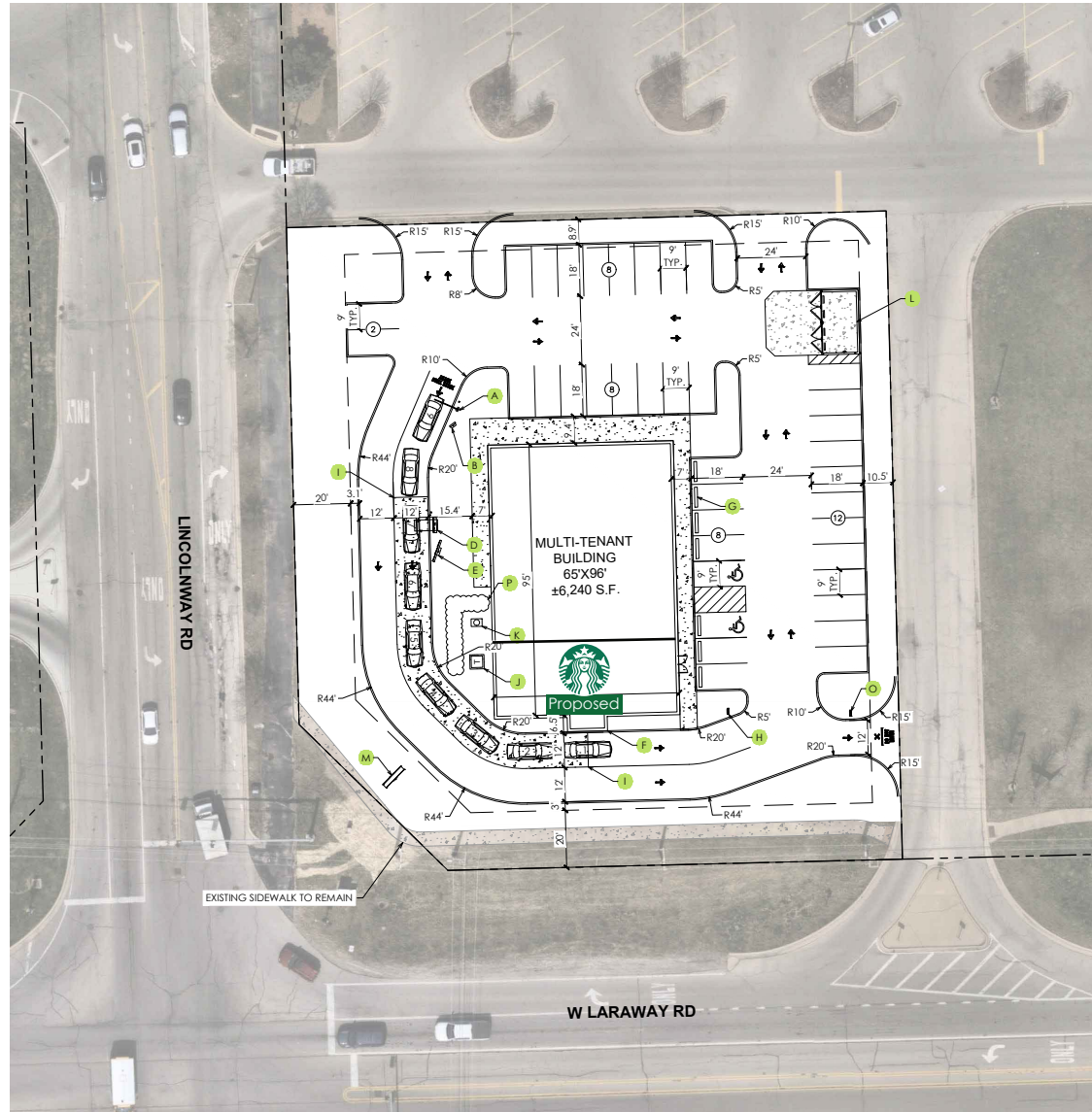
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# SITE PLAN

## SCOPE OF WORK

- A CLEARANCE BAR FOOTING & CONDUIT W/ BOLLARD (LL) SIGN (SB)
- B PRE-MENU BOARD FOOTING & CONDUIT W/BOLLARD (LL) SIGN (SB)
- C BOLLARD (LL)
- D ORDER POINT CANOPY W/DIGITAL ORDER SCREEN & BOLLARD @ 7 CAR STACK -- INDICATES 120' FROM CENTER POINT OF DRIVE THRU WINDOW TO ORDER POINT FOOTING & CONDUIT WITH BOLLARD (LL) & CANOPY (SB)
- E 5 PANEL MENU BOARD LOCATED AT 7 CAR STACK, FOOTING & CONDUIT (LL) SIGN (SB)
- F PROPOSED DRIVE-THRU WINDOW, DT SHELF, TIMER LOOP & AIR CURTAIN (LL)
- G CONCRETE WHEEL STOPS (LL)
- H "THANK YOU / EXIT ONLY" SIGNAGE -- FOOTING & CONDUIT (LL) SIGN (SB)
- I CONCRETE SURFACE APPLIED TO DT LANE (LL) STARTS 12' BEFORE ORDER CANOPY AND ENDS 12' AFTER CL OF DRIVE-THRU BUMPOUT
- J TRANSFORMER - LL TO CONFIRM LOCATION (LL)
- K GREASE INTERCEPTOR - LL TO CONFIRM LOCATION (LL)
- L 20' WIDE X 12' DEEP DEDICATED TRASH ENCLOSURE WITH 20' CONCRETE PAD AND 1 HOSE BIB (LL)
- M PYLON SIGN LL TO VERIFY LOCATION (LL)
- N "MOBILE ORDER PARKING ONLY" SIGN (LL) (NOT USED)
- O "DO NOT ENTER" SIGN (LL)
- P LANDSCAPE SCREENING / BACK OF HOUSE SCREEN WALL (LL)
- Q PEDESTRIAN CURB RAMP (LL) (NOT USED)



## ZONING INFORMATION

LOT SIZE	± 1.06 ACRES
BUILDING SIZE	± 6,240 SF
ZONING	C- GENERAL BUSINESS DISTRICT DRIVE-THROUGH FACILITY IS A PERMITTED USE
ACCESS	FULL ACCESS FROM LINCOLNWAY RD THROUGH PRIVATE DRIVE & R/W/O ACCESS FROM W LARAWAY RD THROUGH PRIVATE DRIVE
ACCESS AISLE	24' TWO-WAY 90° PARKING, 18' ONE-WAY 60° PARKING
PARKING STALL DIMENSIONS	90° - 9' x 18' - STANDARD CAR 60° - 9' x 18' - STANDARD CAR
DRIVE THRU STACKING	6 SPACES PRIOR TO MENU BOARD & 2 SPACES AFTER PICK-UP WINDOW TOTAL REQUIRED: 13 SPACES PROVIDED STACKING: 9 SPACES
REQUIRED BUILDING SETBACKS	FROM PUBLIC RIGHT OF WAY: 20' SIDE: 10' REAR: 10'
REQUIRED PARKING SETBACKS	10' BUFFER WHEN CARS ARE FACING ADJACENT PROPERTY
REQUIRED ACCESSORY STRUCTURE SETBACKS	N/A - NOT SPECIFIED IN CODE
REQUIRED PARKING	SHOPPING CENTERS: 1 SPACE / 180 SF = 35 SPACES
PROVIDED PARKING	38 SPACES (INCLUDING 2 ADA STALLS)
SIGNAGE	SUBJECT TO SHOPPING CENTER REA AND VILLAGE REVIEW
LANDSCAPE	PERIMETER AND INTERIOR LANDSCAPING TO BE PROVIDED BASED ON REQUIREMENTS OUTLINED IN THE CITY ZONING CODE.

## GENERAL NOTES:

- 1) PREPARED FOR TENANT PLANNING PURPOSES ONLY; NOT FOR THE PURPOSES OF JURISDICTIONAL SUBMITTAL
- 2) SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS
- 3) DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED
- 4) ARROWS ARE SHOWN TO DEPICT TRAFFIC FLOW ONLY

## TRADE-DOWNS / CONCERNS



GRAPHIC SCALE IN FEET  
0 10 20 40

**Kimley Horn**  
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2021 E. LARAWAY RD.

NEW LENOX, IL

TEST FIT SITE PLAN

P/O #:

January 19, 2026

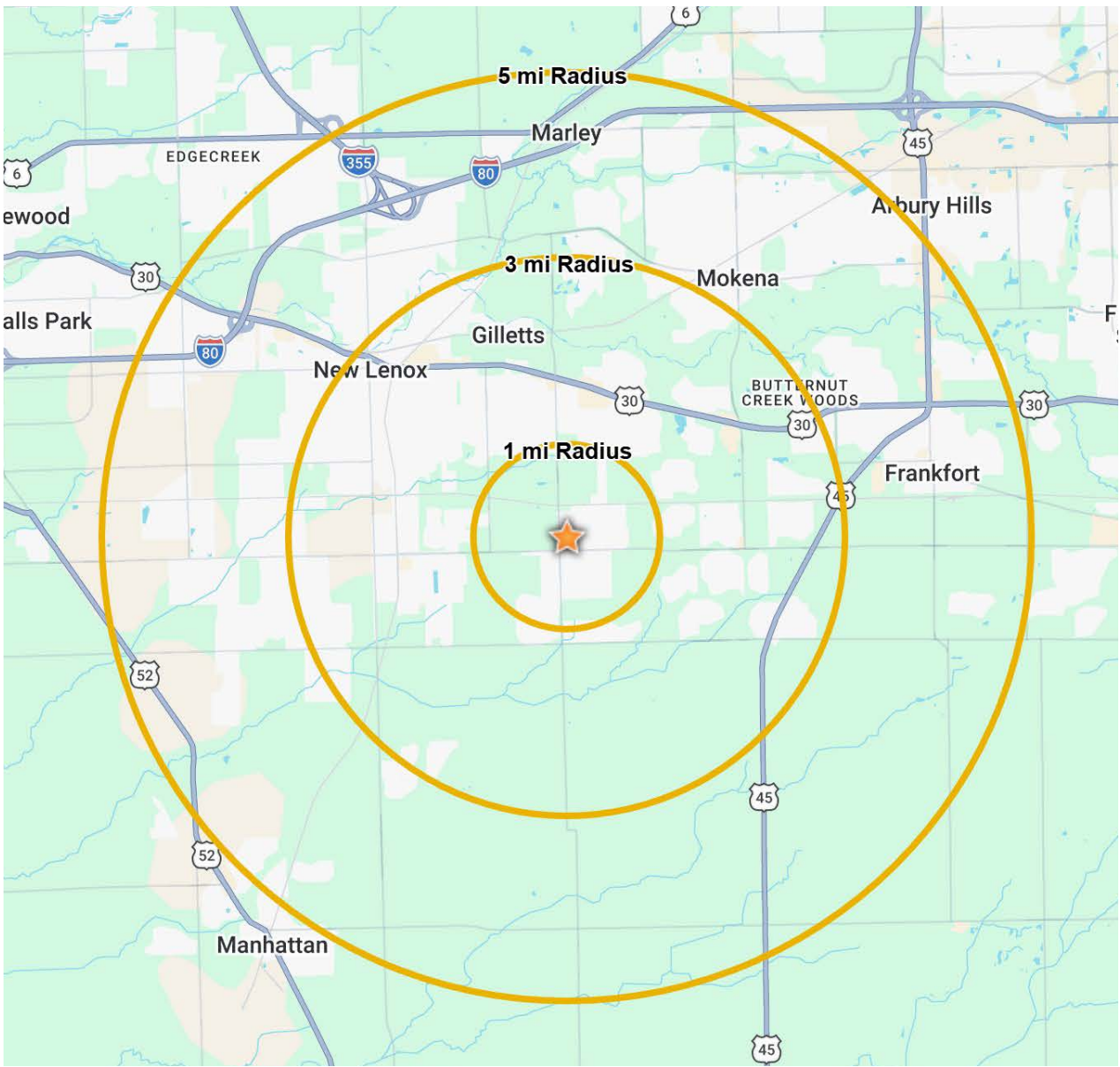
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**CR & M** CABANBAN RUBIN AND MAYBERRY COMMERCIAL REALTY

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# DEMOGRAPHICS (5 MILE RADIUS)



**77,456**  
POPULATION

**\$134,034**  
MEDIAN HH INCOME

**27,642**  
HOUSEHOLDS

**26,482**  
EMPLOYEES

**74.8%**  
COLLEGE EDUCATED

**42.5**  
MEDIAN AGE



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