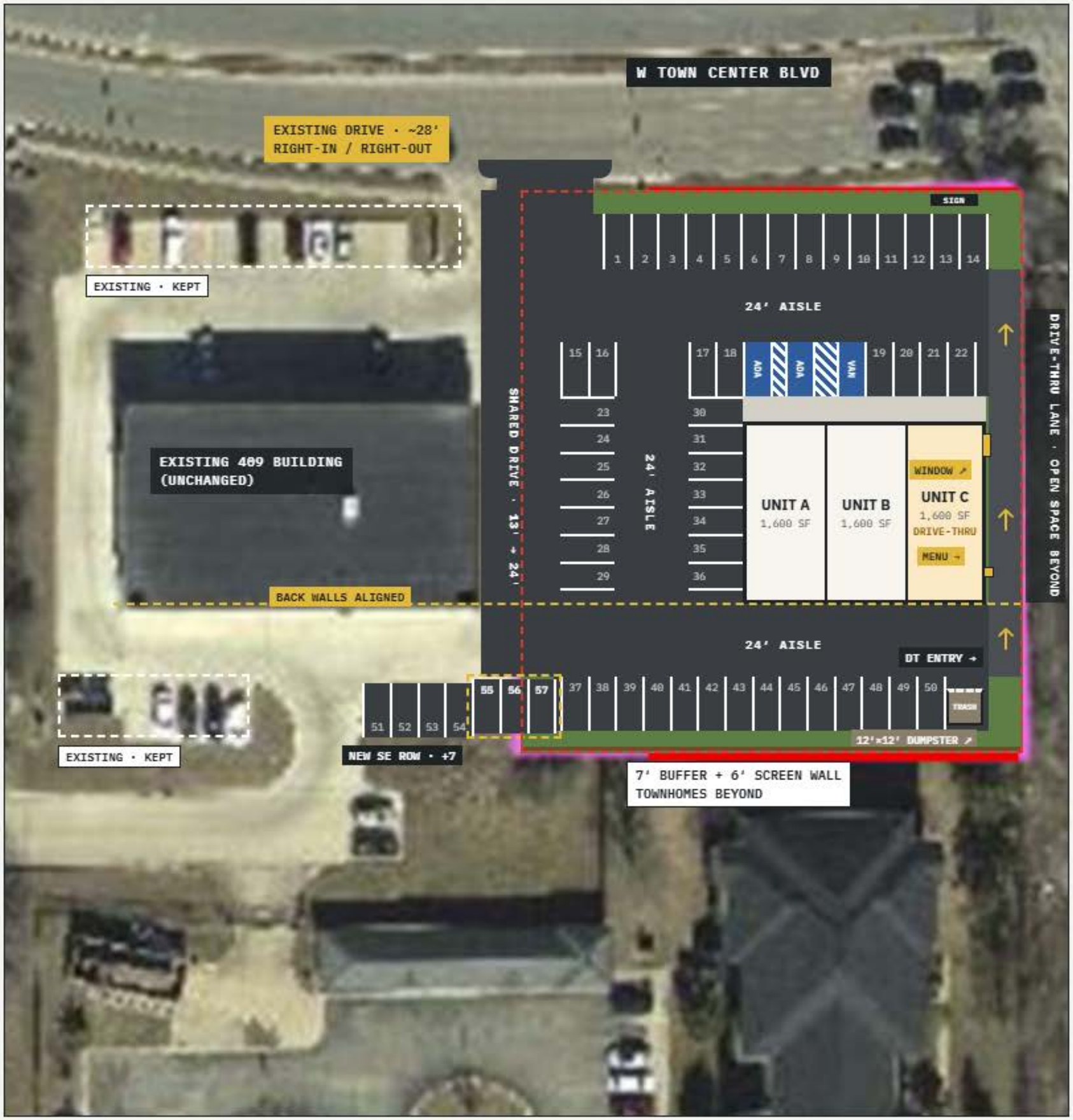
CONCEPT SITE PLAN · COMBINED 409 SITE · W TOWN CENTER BLVD, CHAMPAIGN IL

Building moved north, back walls aligned · 60 new spaces

N ↑ · scale approx. 1″ = 42′
new parcel ≈ 165′ × 185′ (0.70 ac)



+60 new

57 standard plus 3 accessible (1 van), in addition to the existing 409 parking. The new building's back wall now lines up with the 409 building's.

NEW PARKING

Front row, along road	14
Storefront row	11 (incl. 3 ADA)
West of building	14
South row (new)	14
SE row, 409 lot	7
New total	**60**

NEW BUILDING

Size	4,800 sf · 80′ × 60′
Units	3 × 1,600 sf (26.7′ × 60′)
Drive-thru	Unit C, east end
Stacking	~70′ ≈ 4 cars in lane

WHAT CHANGED

The building moved north and became deeper and shorter (80′ × 60′), so the space in front of it fits one row and an aisle cleanly.

New aisle and 15-space row behind the building; the row faces north, so headlights point away from the townhomes.

Parking wraps the west side of the building, along a new aisle linking front and back.

Drive-thru now runs straight up the east edge, entered from the rear aisle.

Southeast of the 409 building, the row now runs continuously into the new south row: the shared drive ends at the rear aisle, freeing room for 3 more spaces (55–57).

Small 12′×12′ dumpster enclosure for the new building at the east end of the south row, gates facing the rear aisle; it takes one space.

Town Center Blvd driveway narrowed from ~36′ to ~28′ (one 14′ lane each way), freeing room for one more space in the front row.