

151 W. North Ave Villa Park , IL



AVAILABLE SPACE:

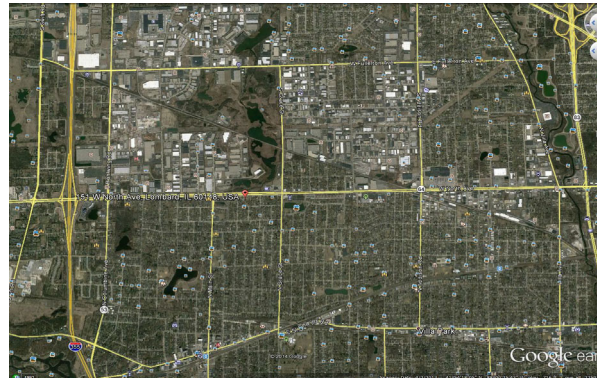
- **1,250 SF Free Standing Building w/ DRIVE THRU**
- **\$4,500 per Month - Total Rent**
- **3 MONTHS FREE RENT!!!**

LOCATION:

- Inbetween Harvard & Yale Ave off of North Ave
- Shares lot with The PRIDE of Villa Park BP Station

PROPERTY HIGHLIGHTS:

- Located next to high volume BP
- Drive Thru already approved
- Great Visibility
- High Traffic
- Outdoor Seating Available
- Ample Parking
- Insert available off of Station Price Sign & Multiple signs on building

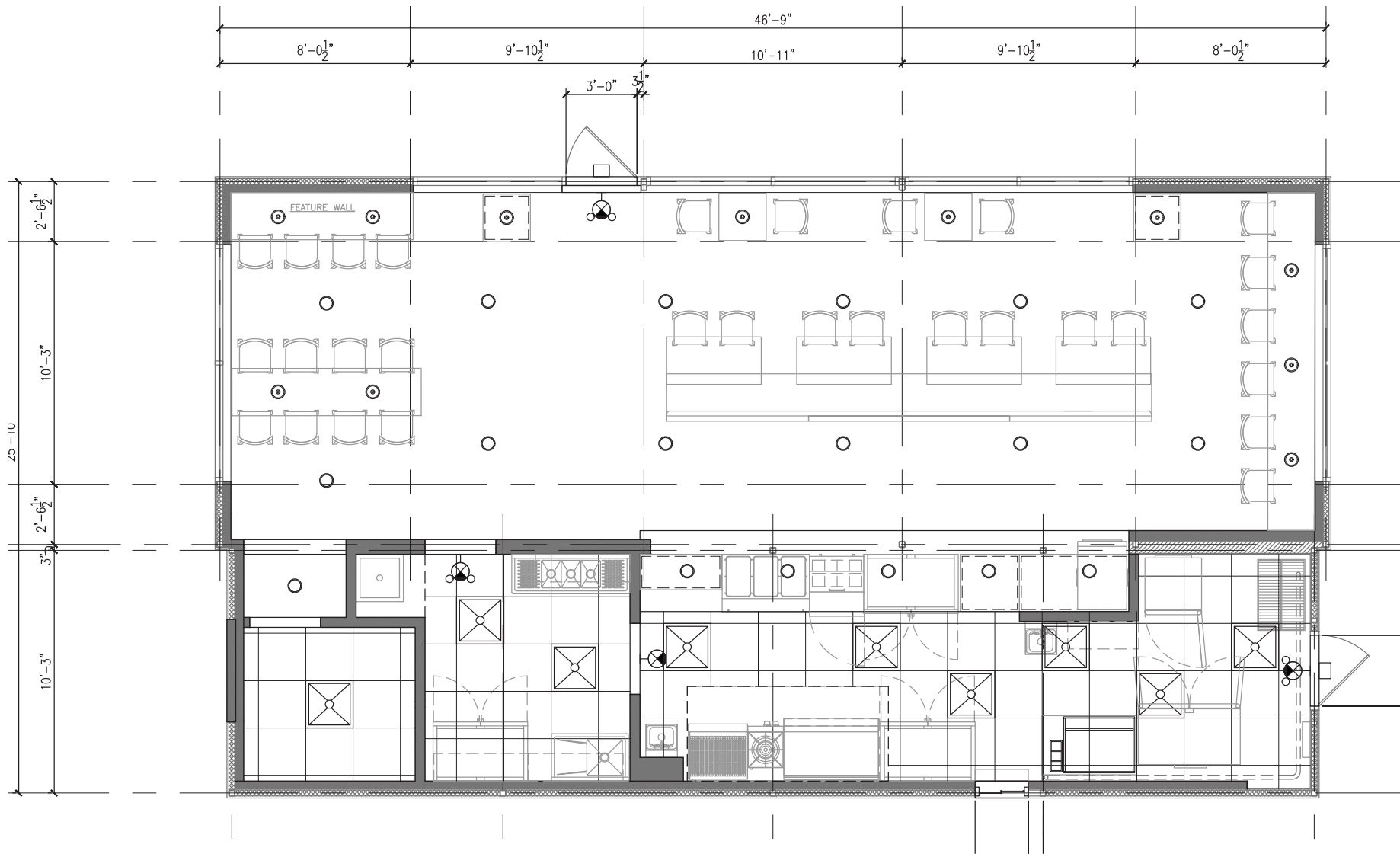


DEMOGRAPHICS:

Radius:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	13,275	112,459	277,047
Avg. Income:	\$86,673	\$116,481	\$107,897

Traffic Count

- 44,000 vehicles per day

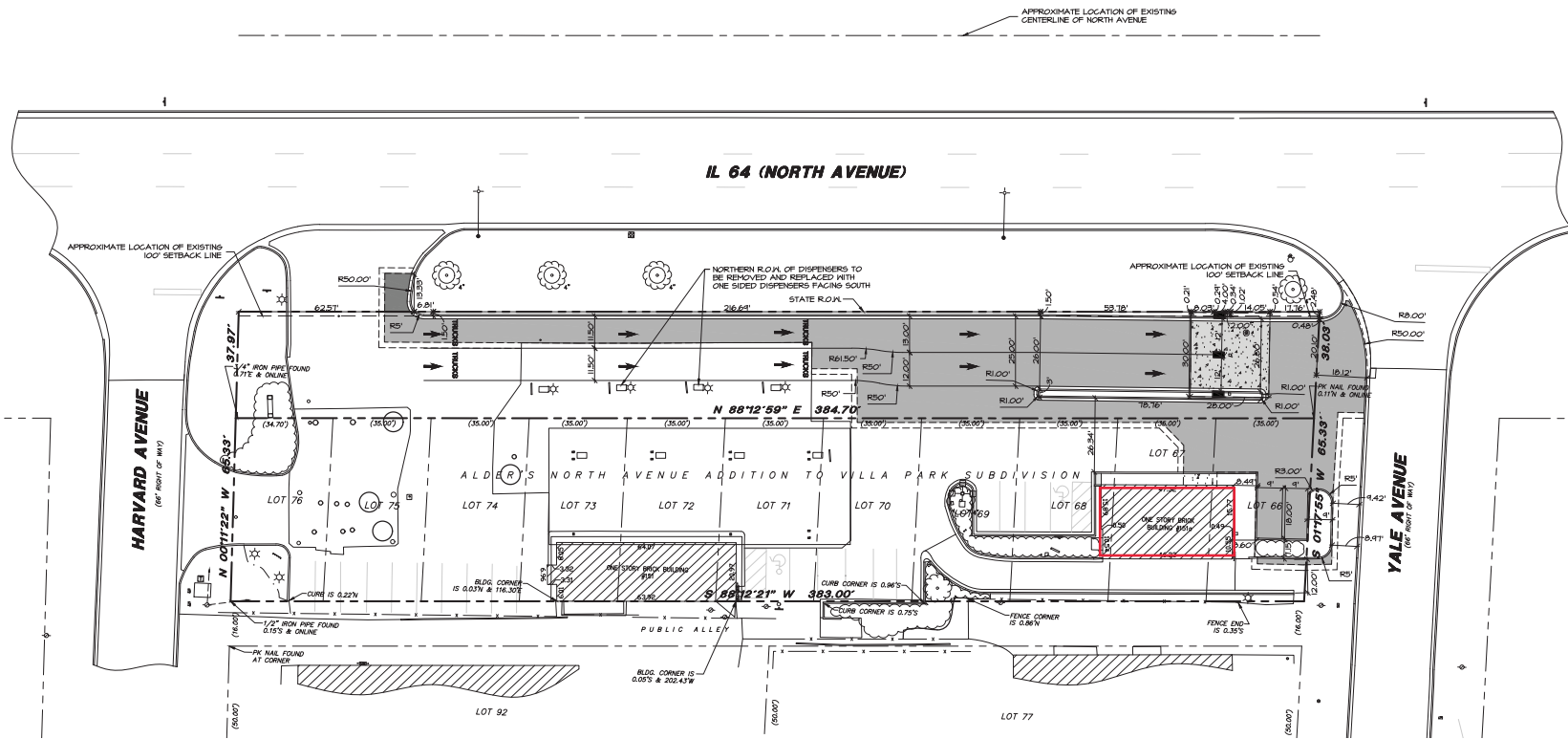


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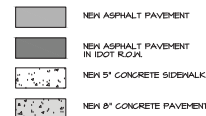
PROPOSED RCP

1/4" = 1'-0"





HATCH LEGEND



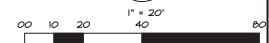
CALL 311
811 OR TOLL FREE 1-800-842-0123
OPERATES 24 HOURS A DAY 365 DAYS A YEAR



CALL 311
811 OR TOLL FREE 1-800-842-0123
48 HOURS BEFORE YOU DIG
CONTRACTOR MUST LOCATE PRIVATE UTILITIES IN AREA OF CONSTRUCTION PRIOR TO PROCEEDING WITH WORK.

SITE GEOMETRIC NOTES:

- EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE BOUNDARY AND TOPOGRAPHIC SURVEY LAST DATED 10-24-17, PREPARED BY H-T LAND SURVEYING. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- ALL DIMENSIONS SHOWN ARE MEASURED FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE FIELDING CANOPY PLANS.
- CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE SITE ENGINEER IF A CONFLICT EXISTS.
- CONTRACTOR SHALL CONTACT JULLIE (811 OR 1-800-842-0123) AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY EXCAVATION AND/OR EXCAVATION EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
- ASPHALT PAVEMENT MARKINGS SHALL BE MADE WITH HIGH QUALITY PAINT CONFORMING TO ARTICLE 105.02 OF THE IDOT STANDARD SPECIFICATIONS.
- THIS LAYOUT IS PARALLEL TO THE SOUTH PROPERTY LINE 588' 12" N.



NO.	REVISIONS	DATE	BY
1	PER DOT COMMENTS	09-04-2018	CAM
2	PER DOT COMMENTS	12-10-2018	AJE
3	REVIEW	12-10-2018	AJE
4	REVIEW	07-24-2019	REP
5	REVIEW	09-24-2019	REP

CORPORATE DESIGN + DEVELOPMENT GROUP, LLC	151 W. NORTH AVENUE
151 W. NORTH AVENUE	VILLA PARK, IL 60181

CIMA	SITE GEOMETRIC PLAN
DIESEL CANOPY EXPANSION	
151 W. NORTH AVENUE	
VILLA PARK, IL 60181	

START DATE:	12-8-2017
DRAWN:	MP
CHECK:	RT
DES:	D17247
SHEET:	C2.0