

QuikTrip Store 4448
Eola and Diehl Road
Aurora, IL



QuikTrip: A Brief History

- September 25, 1958: Founders Chester Cadieux and Burt Holmes open the first QuikTrip in Tulsa, OK
- October 1, 1968: QuikTrip opens the first store of the Kansas City Division
- April 1971: QuikTrip offers gasoline for the first time
- January 1972: QuikTrip opens the Iowa Division
- January 1973: QuikTrip offers self-serve fountain drinks for the first time
- January 1976: All QuikTrips are open 24 hours
- March 1985: QuikTrip announces expansion in Atlanta and St. Louis
- June 22, 1991: QuikTrip's Guaranteed Gasoline Campaign is introduced
- January 2000: QuikTrip opens the Dallas/Ft. Worth Division
- March 2000: QuikTrip announces plans to open Arizona Division
- September 2000: Roller grills are introduced at QuikTrip
- March 2005: QuikTrip Kitchens opens
- June 2008: QuikTrip opens 500th Store
- October 2011: QuikTrip expands into North and South Carolina
- October 2018: QuikTrip expands into Austin and San Antonio, Texas
- Future: QuikTrip expands into Denver, Colorado



QuikTrip: A Socially Responsible Company

- QuikTrip contributes 5% of its profits to charitable organizations in the local communities in which it operates
- QuikTrip is a National Safe Place location for endangered youth
- Last year QuikTrip contributed \$50 million in charitable contributions



FOLDS of HONOR



QuikTrip: Dedication to Employees

Purpose: To Give Employees the Opportunity to Grow and Succeed

- Retaining Employees Long-Term
- Tuition Reimbursement
- QuikTrip Cares: Employee Disaster Fund
- QuikTrip Scholarships
- Celebrating Employee Anniversaries
- Employee Security: ID Badges, Emergency Pagers, Surveillance...
- QuikTrip has never laid off any employee in the history of the Company
- Average Store Manager earns \$82,000 per year and average starting Assistant Manager earns \$36,000
- Employee Stock Ownership Program
- Promote from within: Current CEO started in a store
- Each QuikTrip location generates on average \$1.3 million in local and state taxes per year
- No adult materials are sold in any QuikTrip store



Current Site

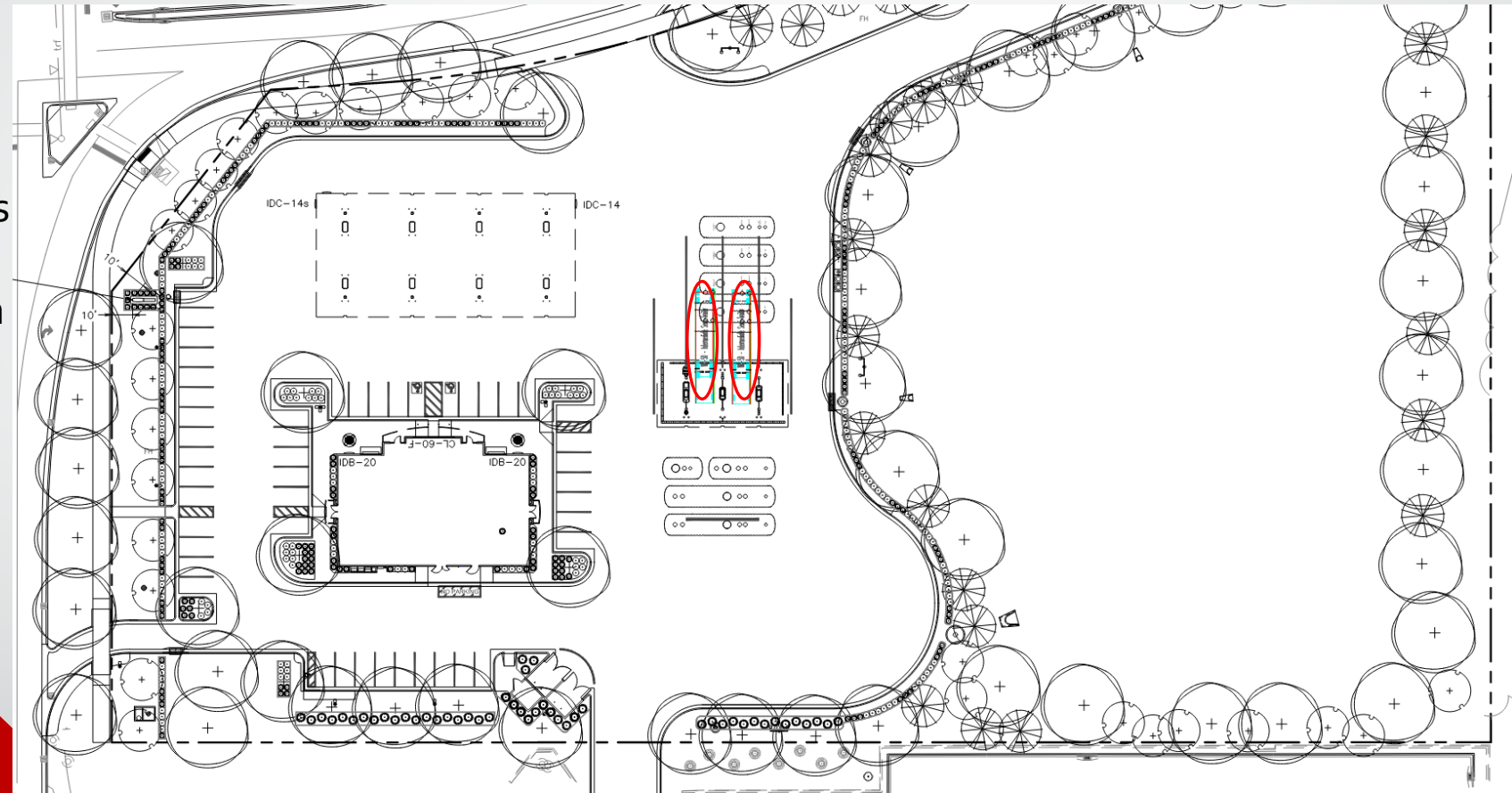


2 parking spaces will have conduits ran to them for future electric parking spaces



Diesel Bays

Semi trucks have 2 tanks on each side of the truck. Only the 2 middle pumps have a “satellite” pump that they can fill both sides on.



Site Operations

- Only 2 semi trucks can fuel at one time
- No over night parking will be allowed
- City's code requires the "truck stop" designation whenever diesel fuel is being sold
- No trucker accommodations are present
- 2 future charging station spots will be located at the SWC of the site
- Truck Idling is not permitted as there is no parking spaces available for trucks.
- Offer MTO items and grab and goes
- Beer/Wine will be sold at this location
- QuikTrip has a rigorous standard for selling any alcoholic beverages
- In house secret shoppers to make sure we ID properly
- 24-hour state of the art security system
- QuikTrip facility support
- Traditional C-store that sells diesel

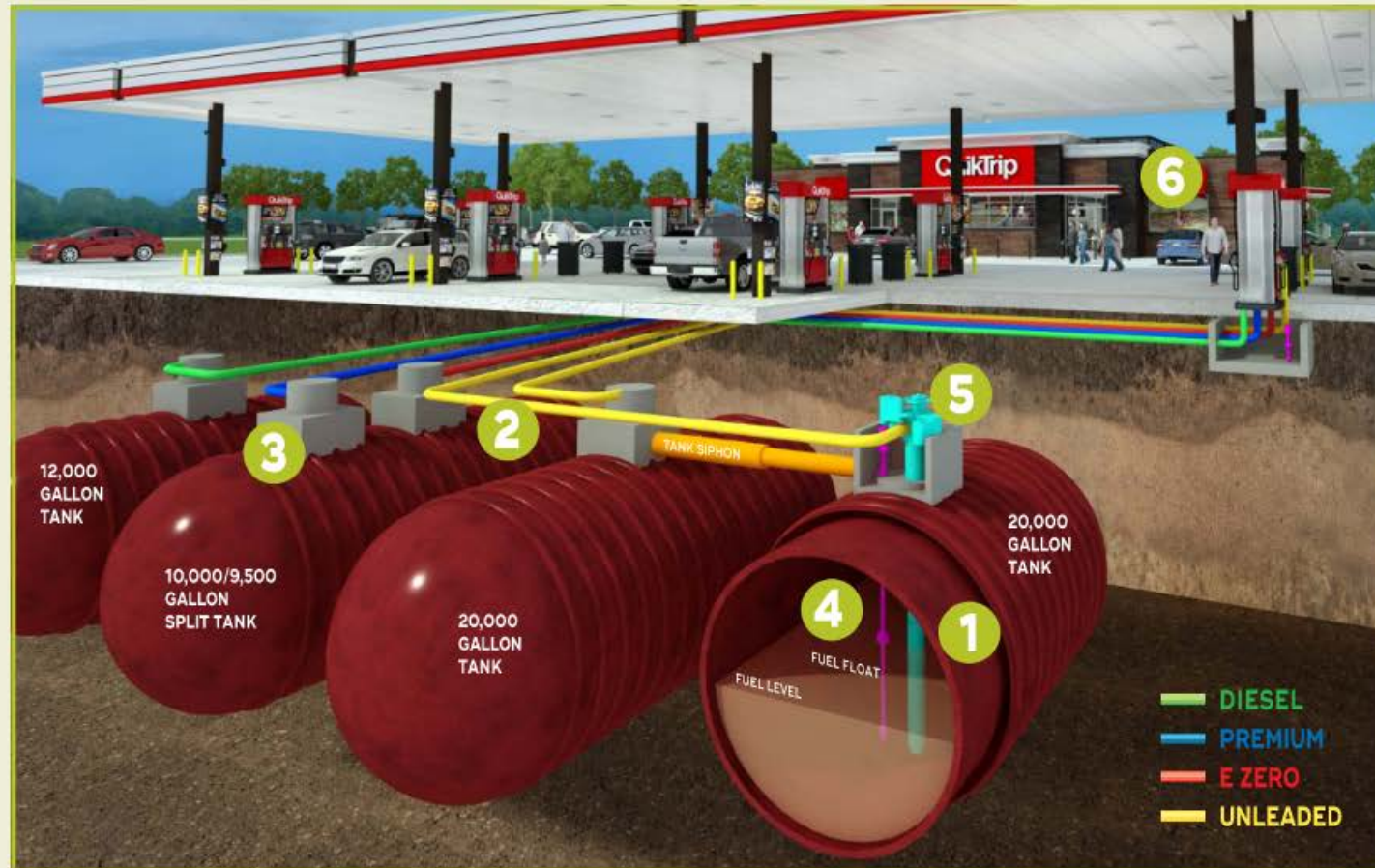


Traffic Analysis

- Traffic Impact Study was reviewed and approved by:
 - DuPage County (Eola Road)
 - Naperville Township (Diehl Road east of Old Diehl Road)
 - City of Aurora (Diehl Road)
- Three (3) Site Driveways are proposed for the site as follows:
 - Right-In (RI) restricted access Site Driveway on Eola Road.
 - Right-in/Right-out (RIRO) restricted access Site Driveway on Diehl Road.
 - Full access Site Driveway located near east property line on Diehl Road aligning with Old Diehl Road.
- Traffic Analysis reviewed the following Traffic Scenarios:
 - Existing (Year 2025)
 - No-Build (Year 2036)
 - No-Build (Year 2026)
 - Design Year (Year 2036)
 - Build (Year 2026)
- According to the ITE Trip Generation Manual, 11th Edition, the proposed QT site will generate 128 primary trips during the Weekday AM Peak hour and 116 primary trips during the Weekday PM Peak Hour. Semi-Truck generated traffic accounts for 12 inbound and outbound trips during the Weekday AM and PM peak hours.
- Pass-By Trips (or a trip that is already on the roadway that makes an intermediate stop on the way to a primary trip destination without a route diversion) accounts for 330 trips during the Weekday AM Peak hour and 274 trips during the Weekday PM Peak hour.
- Capacity Analysis (Build Year 2026) shows that the impact to the Eola Road & Diehl Road intersection increases by the overall delay by 1.3 seconds in the AM Peak hour and 1.2 seconds in the PM Peak Hour. Site Driveway individual movements will operate at acceptable levels of service.
- Capacity Analysis (Design Year 2036) shows that the impact to the Eola Road & Diehl Road intersection increases by the overall delay by 1.2 seconds in the AM Peak hour and 1.4 seconds in the PM Peak Hour. Site Driveway individual movements will operate at acceptable levels of service.
- Turn Lane Analysis shows that a WB to SB left-turn lane is warranted at the full access East Site Driveway on Diehl Road.



Environmental



1 DOUBLE-WALL FIBERGLASS TANKS WITH LEAK SENSORS



2 DOUBLE-WALL, FIBERGLASS PIPE



3 TRANSITION AND DISPENSER SUMPS WITH SENSORS



4 AUTOMATIC TANK GAUGES (ATG PROBE)



5 VARIABLE SPEED SUBMERSIBLE TURBINE PUMPS



6 TANK GAUGE MONITORING SYSTEM LOCATED IN STORE



FUEL

STATE-OF-THE-ART FUEL SYSTEM

- QuikTrip's cutting-edge fuel system includes several redundant leak prevention and monitoring systems. This system is designed with state-of-the-art interstitially monitored double-walled fiberglass piping installed to minimize joints. Additionally, underground sumps equipped with liquid sensors and a duplicative leak detection monitoring system are used to identify potential leaks in real time.
- The graphic representation provided on this page is a cross-sectional view of the QT fuel system, which is considered the gold-standard in our industry for protecting the environment while providing the finest quality fuel to our customers.

TOP TIER™ GASOLINE

- QuikTrip customers receive higher detergent additives compared to non-Top Tier retailers offering only the minimum EPA required detergent. Top Tier additives help prevent the buildup of harmful engine deposits which may reduce fuel economy and optimal engine performance. QuikTrip Gasoline is guaranteed not to harm engines.

RENEWABLE FUELS

- QuikTrip's fuel offer includes renewable fuels in the form of ethanol blended gasoline and biodiesel. These safer, cleaner-burning fuels significantly reduce carbon emissions and the dependency on fossil fuels.



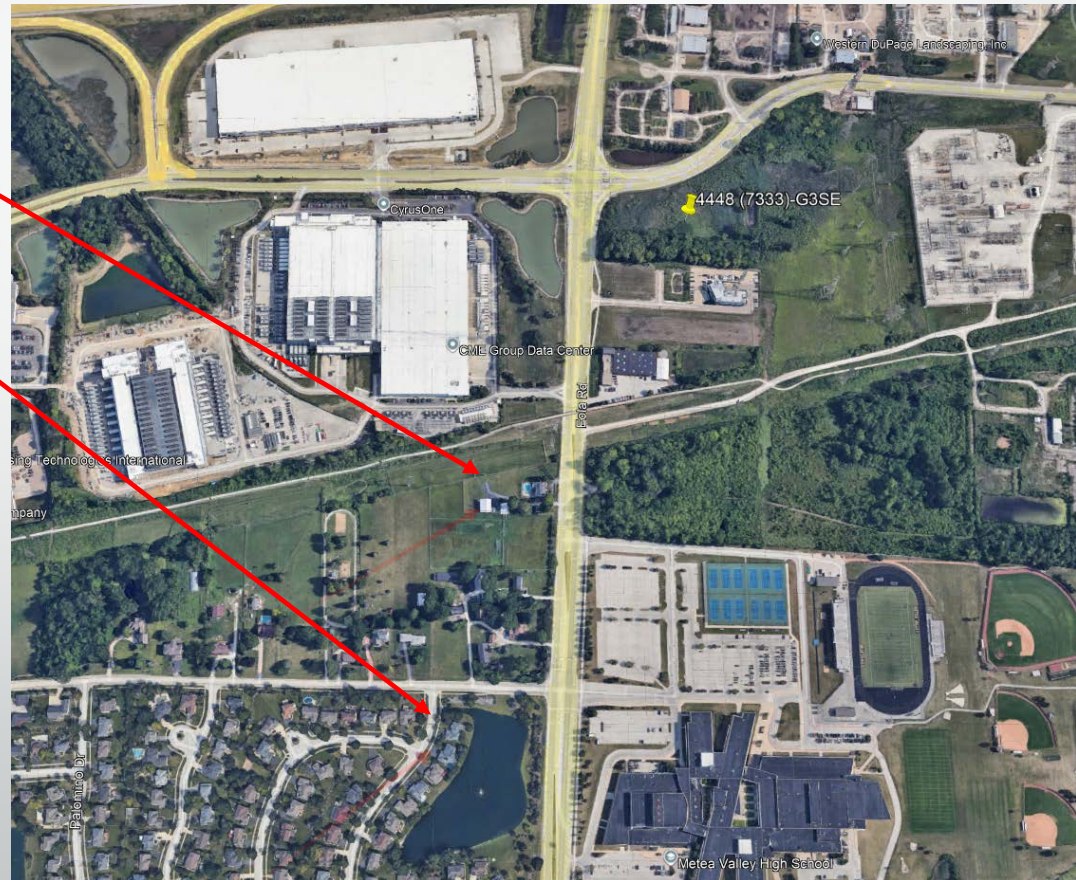
Nearest Gas Station

- Mobil on Indian Trail Rd about a mile south
- Surrounding business will have a chance to get their diesel needs inside the city of Aurora.
- Multiple business to the West, East, and North now can get their business fuel needs inside the city.



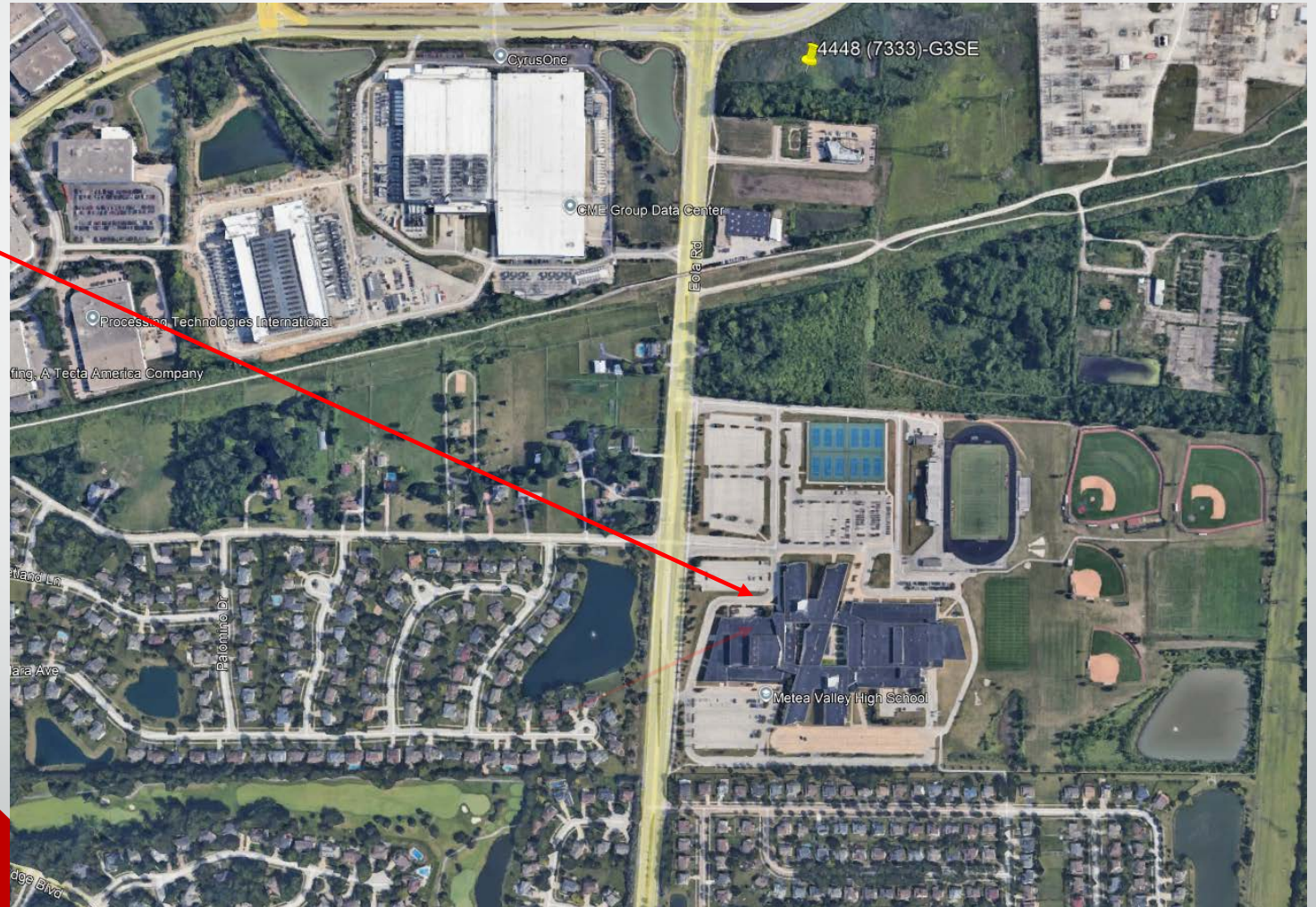
Nearest Home

- About .25 mile away from the site
- Nearest Subdivision .41 mile away from site



Nearest School

- About .28 mile away from the site



Tax Generation

- **Projected Yearly**
 - Property Tax (City Only) **\$45,871**
 - Diesel: **\$41,600**
 - Gasoline: **\$156,000**
 - Sales tax: **\$171,221**
 - Food and Bev tax: **\$23,000.00**
 - **Total Tax Rev: \$437,692**
- Current site Tax payment to City: **\$5,943.44**
- Total Increase: **\$431748.56**
- **Comprehensive plan:**
 - Indicates that this property could be developed with a variety of uses, including commercial. Including gas station

PARCEL NUMBER: 07-08-103-022

COUNTY #: 022

NBHD: 07

ROLL: RP

YORKVILLE PARTNERS LLC

EOLA RD

Tax Year: 2023 (Taxes Payable in 2024).

EOLA RD

Taxes Billed

Tax Year	Tax
2023	\$7,374.06
Total:	\$7,374.06

Property Tax by Entity

Entities	Rate:	Amount:
AURORA LIBR DIST	0.323400	\$308.64
CITY OF AURORA	1.673000	\$1,596.72

PARCEL NUMBER: 07-08-103-024

COUNTY #: 022

NBHD: 07

ROLL: RP

YORKVILLE PARTNERS LLC

EOLA RD

Tax Year: 2023 (Taxes Payable in 2024).

EOLA RD

Taxes Billed

Tax Year	Tax
2023	\$11,001.62
Total:	\$11,001.62

Property Tax by Entity

Entities	Rate:	Amount:
AURORA LIBR DIST	0.323400	\$460.48
CITY OF AURORA	1.673000	\$2,382.18
COLLEGE DU PAGE 502	0.190700	\$271.54
COUNTY OF DU PAGE	0.147300	\$209.74
FOREST PRESERVE DIST	0.107600	\$153.22
NAPERVILLE TWP	0.056200	\$80.02
NAPERVLE TWP RD DEPT	0.031500	\$44.86
UNIT SCHOOL DIST 204	5.196700	\$7,399.58
Total:	7.726400	\$11,001.62

PARCEL NUMBER: 07-05-304-012

COUNTY #: 022

NBHD: 07

ROLL: RP

YORKVILLE PARTNERS LLC

EOLA RD

Tax Year: 2023 (Taxes Payable in 2024).

AURORA

Taxes Billed

Tax Year	Tax
2023	\$359.28
Total:	\$359.28

Property Tax by Entity

Entities	Rate:	Amount:
AURORA LIBR DIST	0.323400	\$15.04
CITY OF AURORA	1.673000	\$77.78

PARCEL NUMBER: 07-08-103-023

COUNTY #: 022

NBHD: 07

ROLL: RP

YORKVILLE PARTNERS LLC

EOLA RD

Tax Year: 2023 (Taxes Payable in 2024).

EOLA

Taxes Billed

Tax Year	Tax
2023	\$4,267.30
Total:	\$4,267.30

Property Tax by Entity

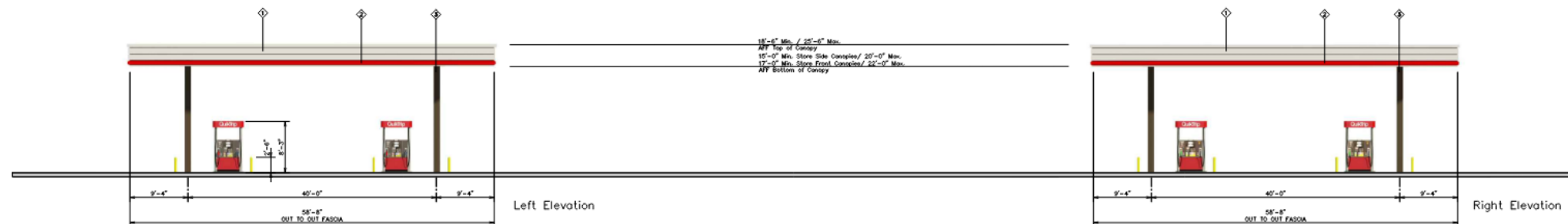
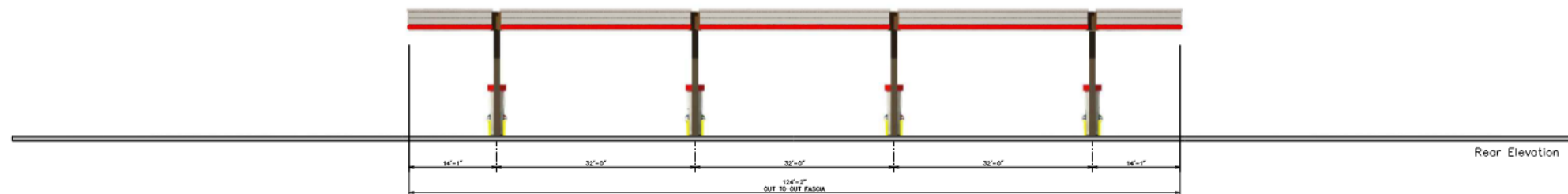
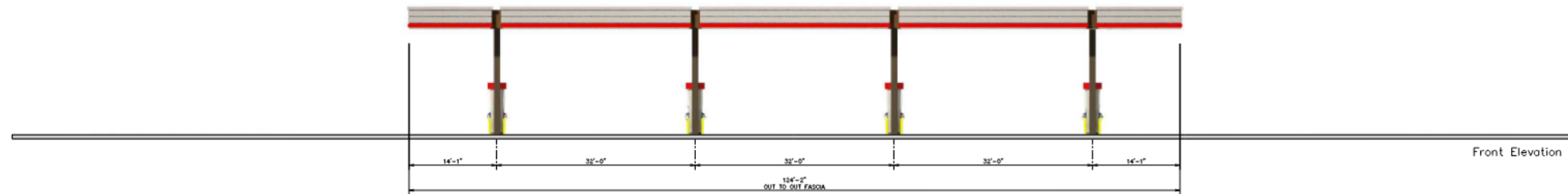
Entities	Rate:	Amount:
AURORA LIBR DIST	0.323400	\$178.60
CITY OF AURORA	1.673000	\$924.00
COLLEGE DU PAGE 502	0.190700	\$105.32
COUNTY OF DU PAGE	0.147300	\$81.36
FOREST PRESERVE DIST	0.107600	\$59.44
NAPERVILLE TWP	0.056200	\$31.04
NAPERVLE TWP RD DEPT	0.031500	\$17.40
UNIT SCHOOL DIST 204	5.196700	\$2,870.14
Total:	7.726400	\$4,267.30



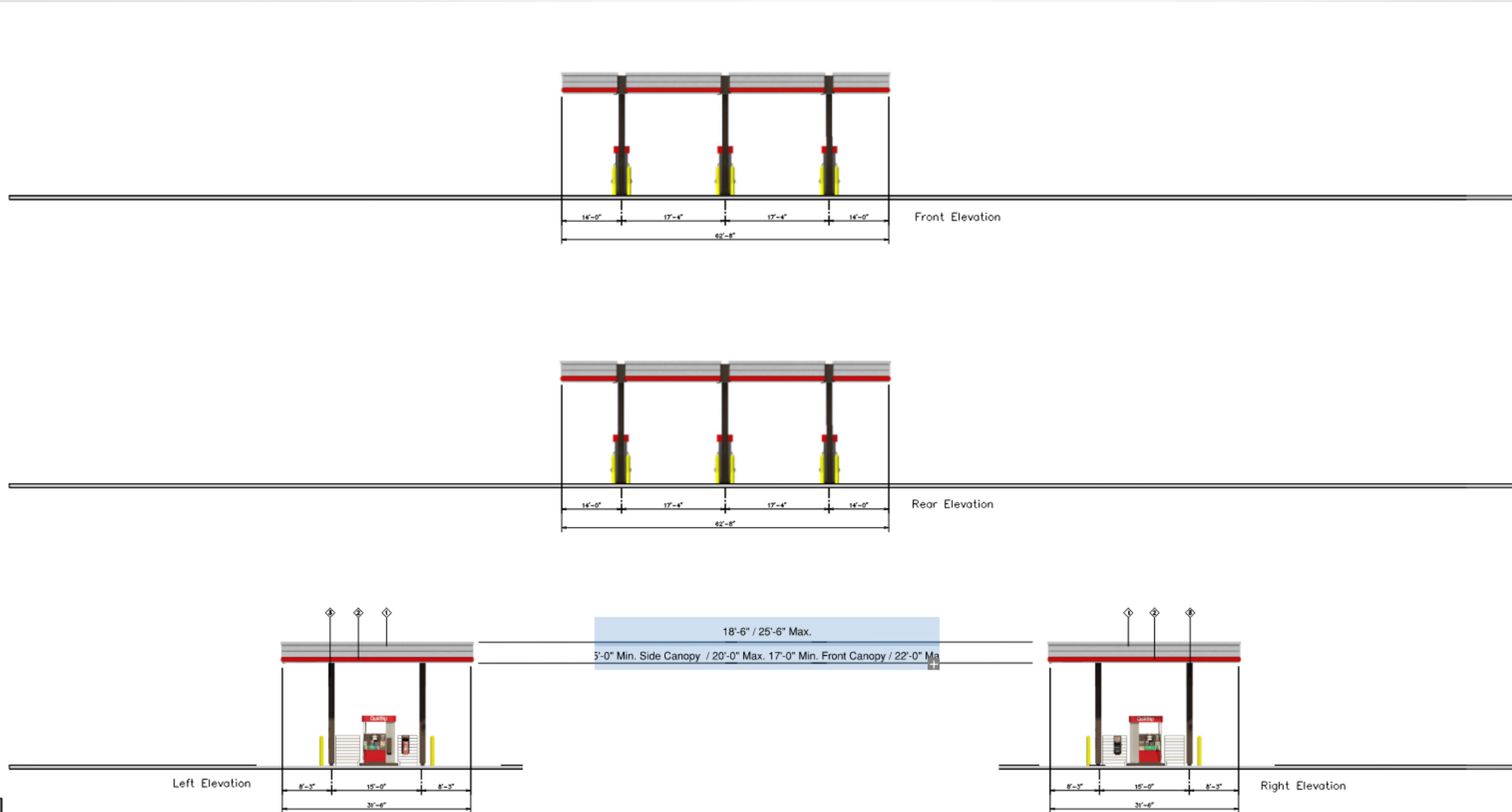
Building Elevations



Canopy Elevations



Diesel Canopy Elevations





QuikTrip requests
approval of this
Preliminary
Site Plan, Plat and
Conditional Use Permit