



Orchards Crossing

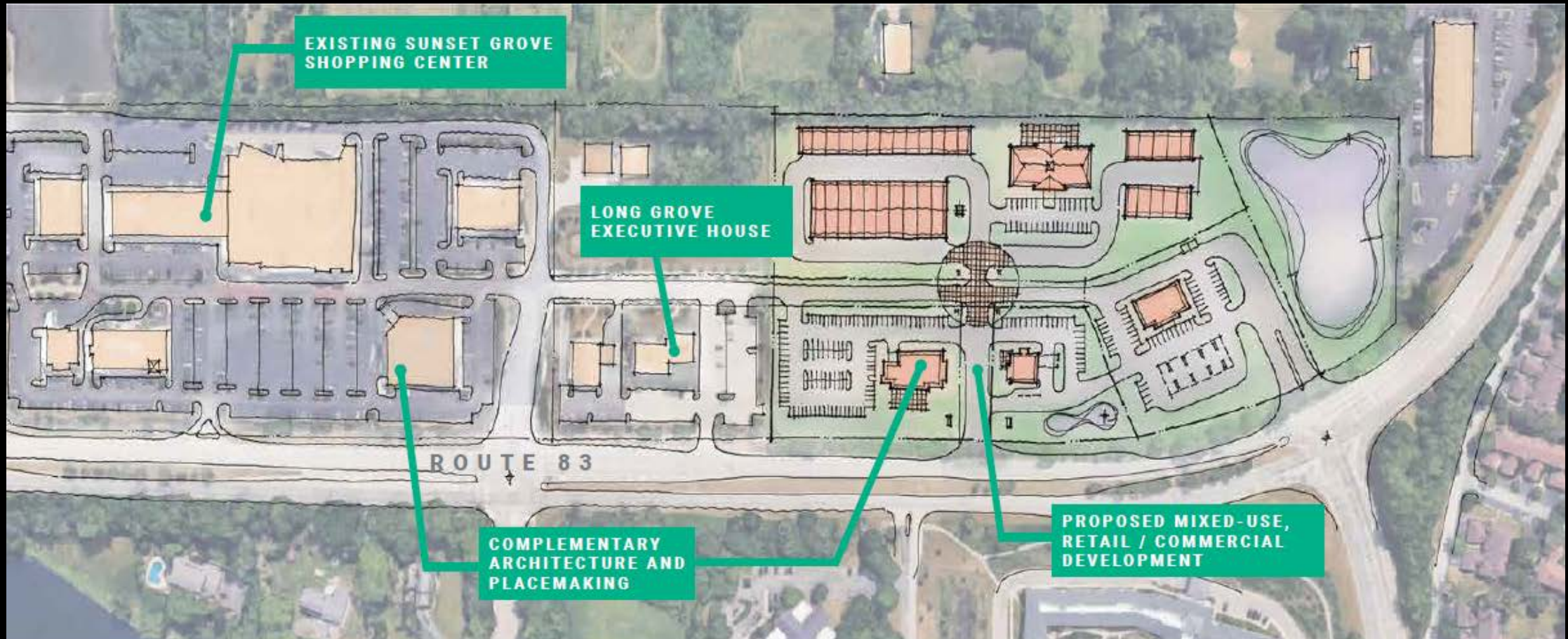
Orchard and Sullivan
Aurora, Illinois



Development Examples

NEC of IL-83 & IL-53, Long Grove, IL

15 ac of farmland → PUD approved, QT funded development with pending high-end car condos, restaurants & retail



Proposed Request

PUD & Zoning Request

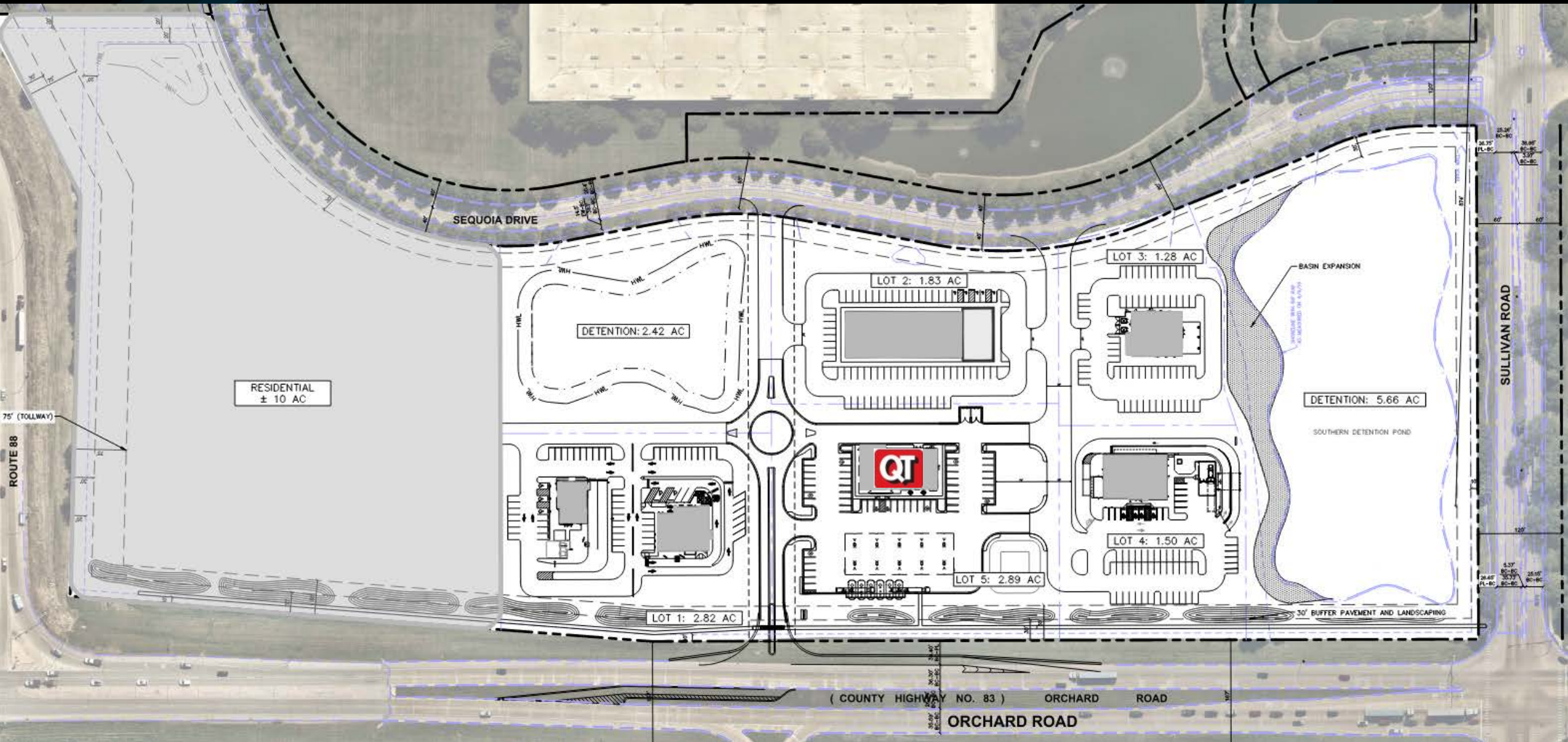
GTZ proposes a PUD for the property that allows for:

- +/-10 AC of multi family
 - Low-density townhomes
- +/- 12 AC Retail
 - Quick Service & Full-service restaurant(s),
C-store, Day Care,
 - CUP for drive-thrus
 - CUP for c-store/gas (QT)

Benefit of PUD

- Aurora controls outcome of the development
 - Sets current expectations for uses
 - Controls any future approvals and permits
- GTZ can close on the property
 - Signals site viability & delivery timing to the market
- Construction timeline aligns for a Spring start
- QT gets approvals and funds infrastructure improvements
 - Orchard Road access improvement
 - Interior common road
 - Detention pond (creation & expansion)

GTZ Proposed Site Plan



Tenant Updates

Retail:

- Panda Express (deal terms in place)
 - Moving forward with eye on approvals
- Kiddie Academy (our deal terms are in place)
 - Preferred developer wanting approvals before allocating funds
- Discussions with additional QSRs / Fast Casual
 - Competing with former Meijer land
 - Update marketing with logos once closed
- Committed to full-service restaurant
 - Contacted over 50 concepts thus far
 - Setting aside a pad

Residential:

- Density has been reduced per City request
 - Started at 200+ Units on 14+ AC
 - Reduced to 60-70 Units on 10 AC to increase retail
- Focused on developers for Townhomes
- Engaged over a dozen residential developers
 - 4-5 developers at City's direction
 - 2 new groups showing initial interest
- Colliers Land Group & CBRE Land Group both interested in re-marketing the residential component after closing

Sample Renderings





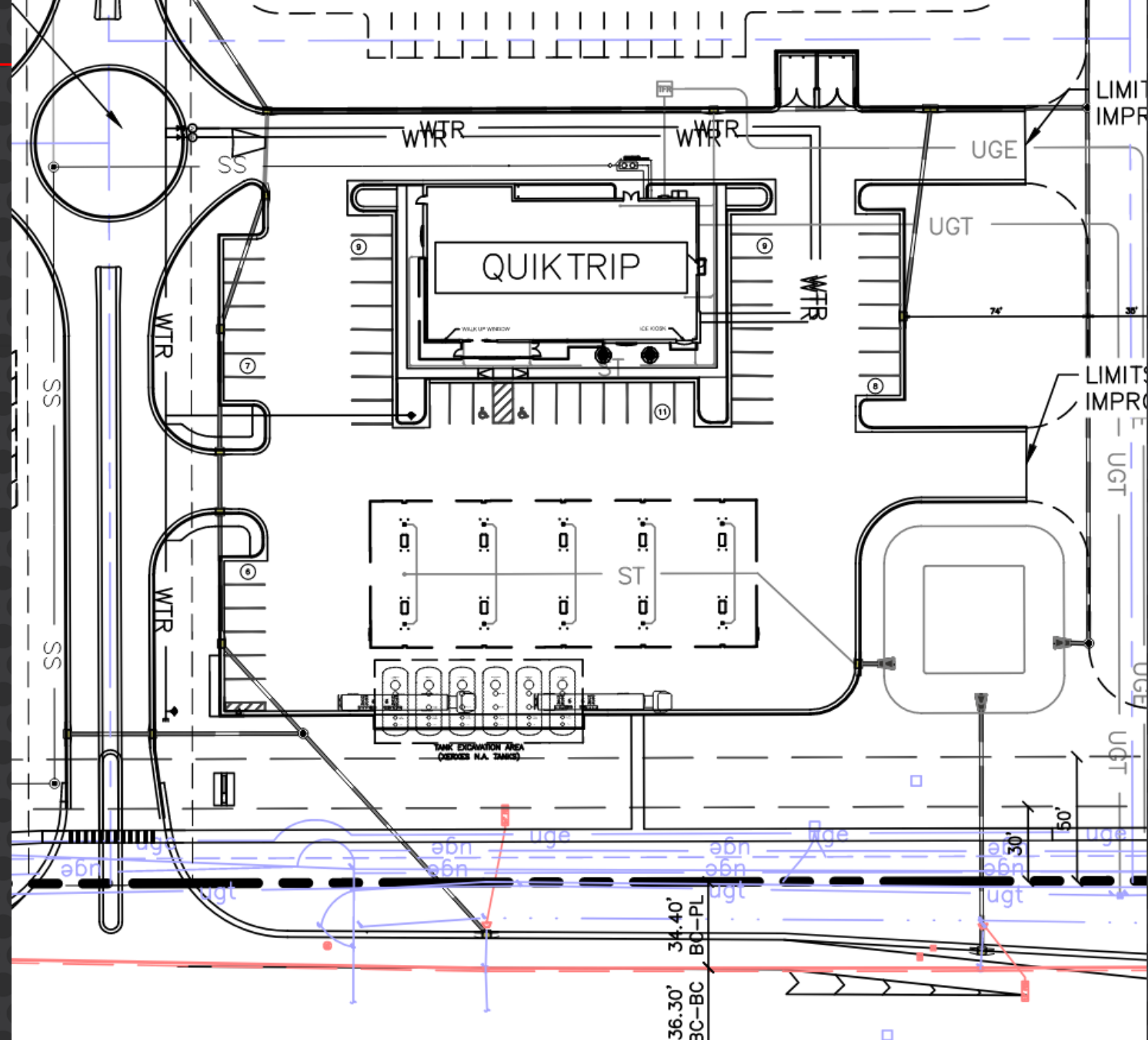
***MORE THAN
A GAS STATION.™***

Proposed Renderings – QT standard rendering

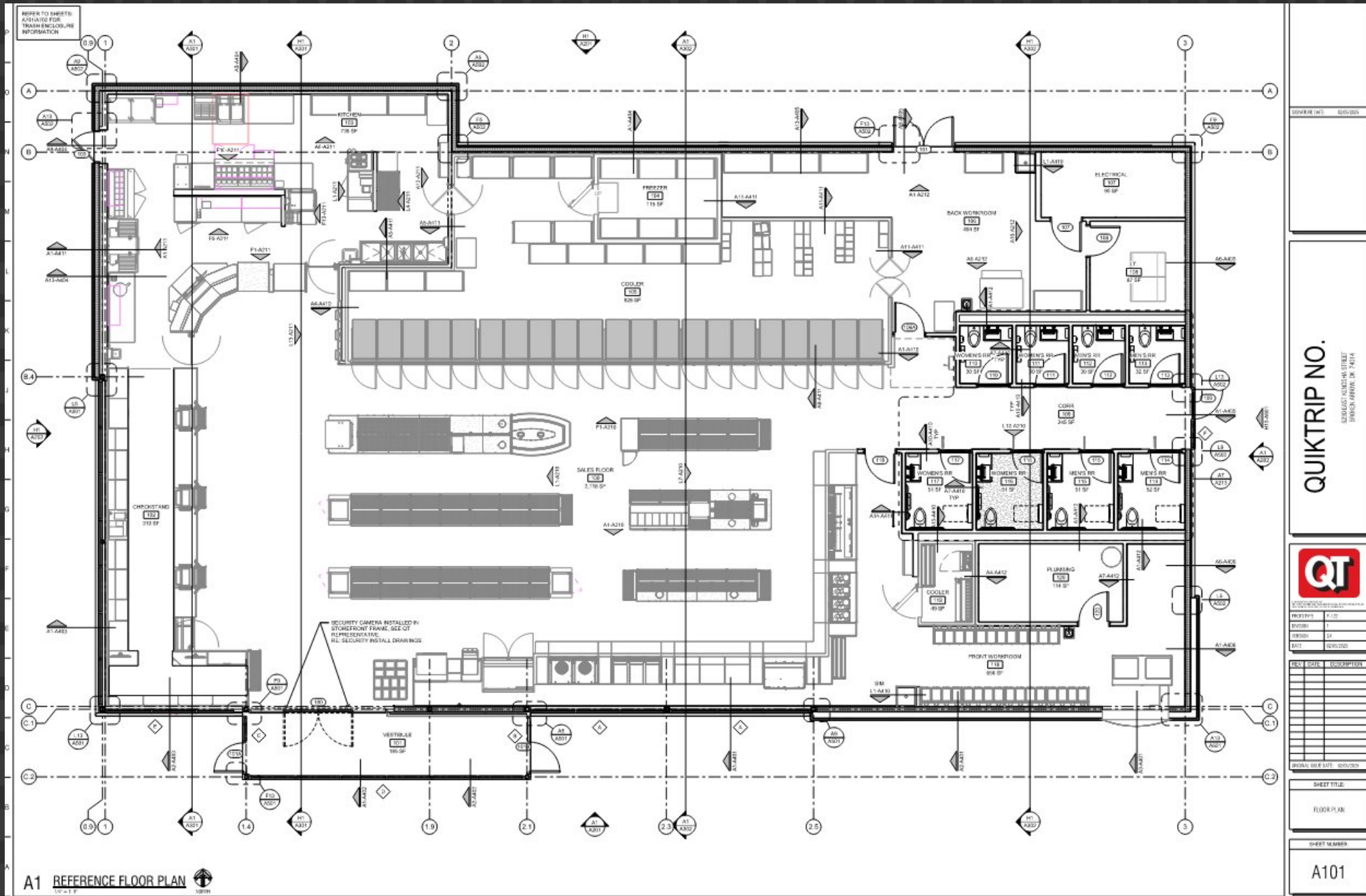


QUIKTRIP SITE PLAN

- Latest QuikTrip building Gen4
- 6,445 SF
- 10 pumps for Passenger vehicles
- 2 auto diesel pumps
- 50 Parking spaces for passenger vehicles



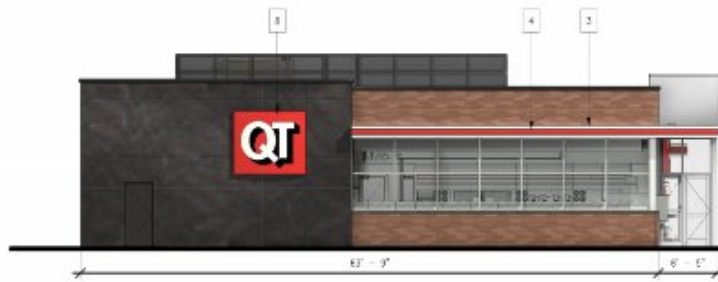
QUIKTRIP FLOOR PLAN



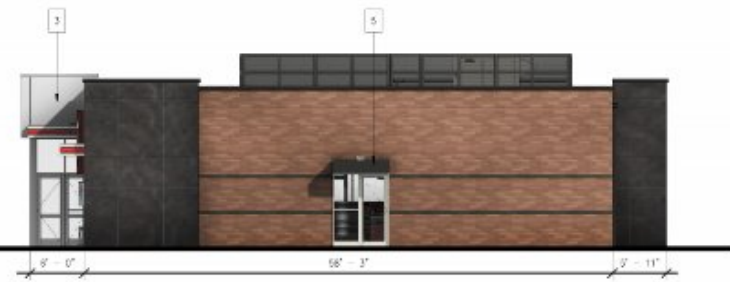
QUIKTRIP ELEVATIONS



FRONT ELEVATION 1/8" = 1'-0"



LEFT ELEVATION 1/8" = 1'-0"

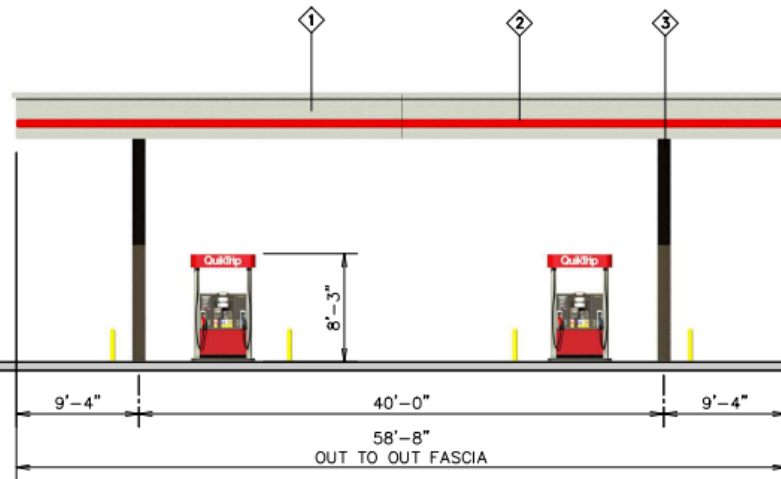
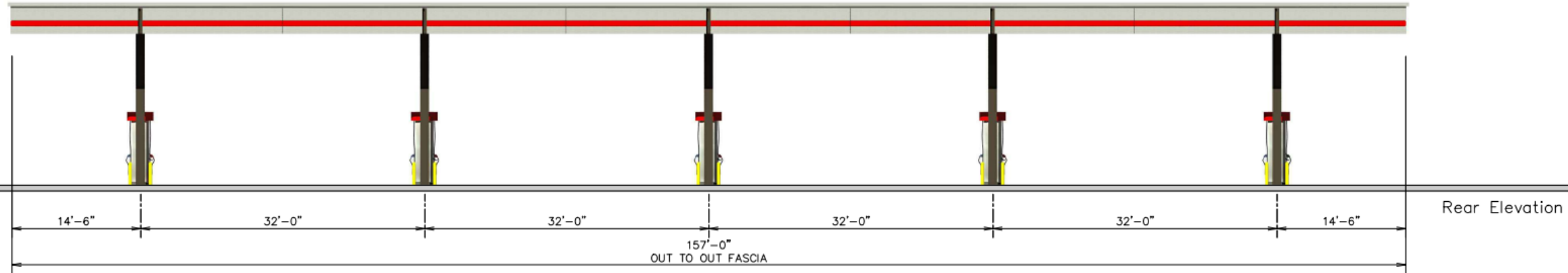


RIGHT ELEVATION 1/8" = 1'-0"



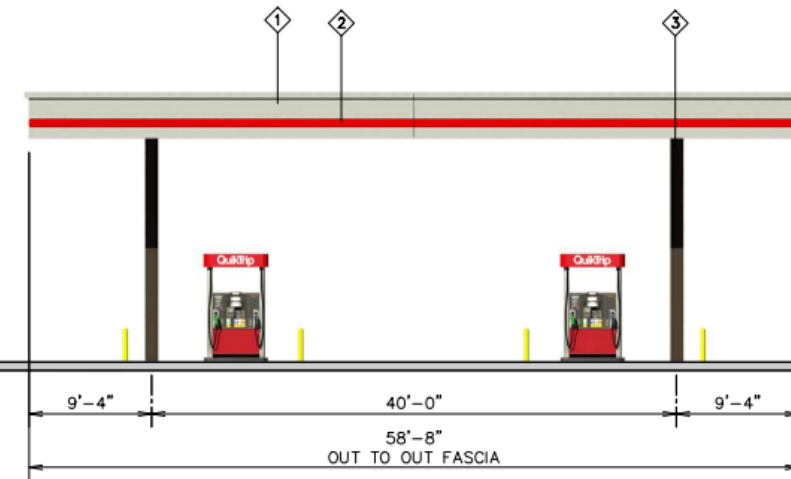
REAR ELEVATION 1/8" = 1'-0"

QUIKTRIP ELEVATIONS



18'-6" Min. / 25'-6" Max.
AFF Top of Canopy

15'-0" Min. Store Side Canopies / 20'-0" Max.
17'-0" Min. Store Front Canopies / 22'-0" Max.
AFF Bottom of Canopy





**Thank
You**

Looking Forward to Possibilities