



## 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:

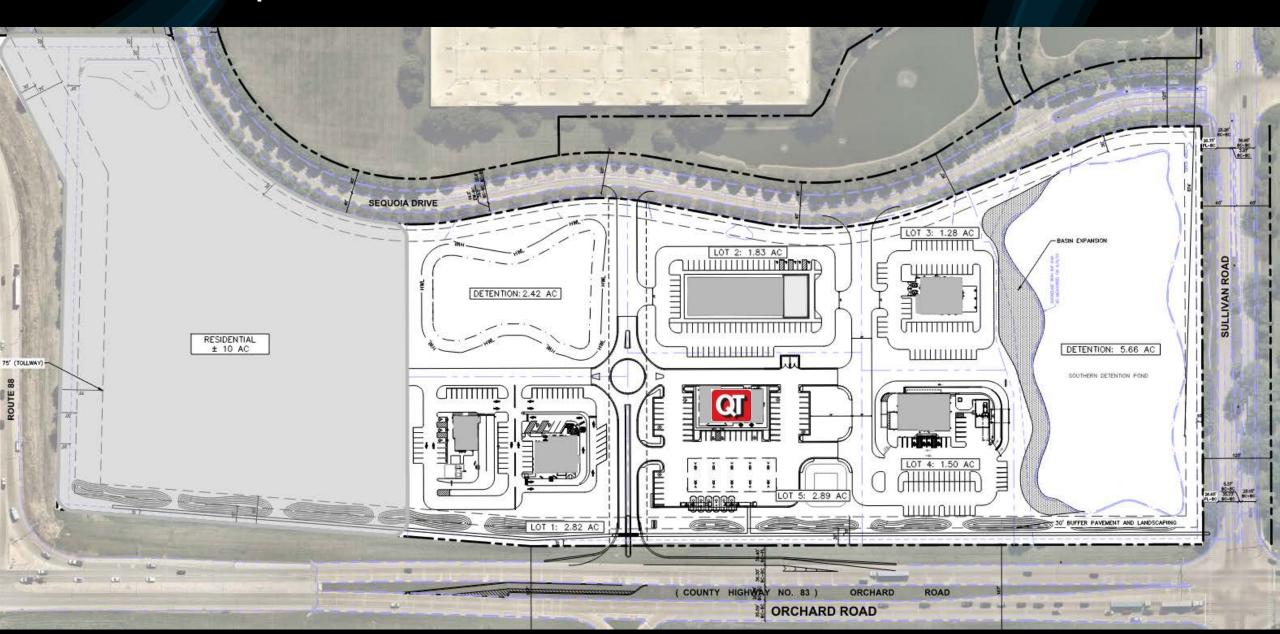
- +/-10 AC of multi family
  - Low-density townhomes
- +/- 12 AC Retail
  - Quick Service & Full-service restaurant(s),
     C-store, Day Care,
  - CUP for drive-thrus
  - CUP for c-store/gas (QT)

#### **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.

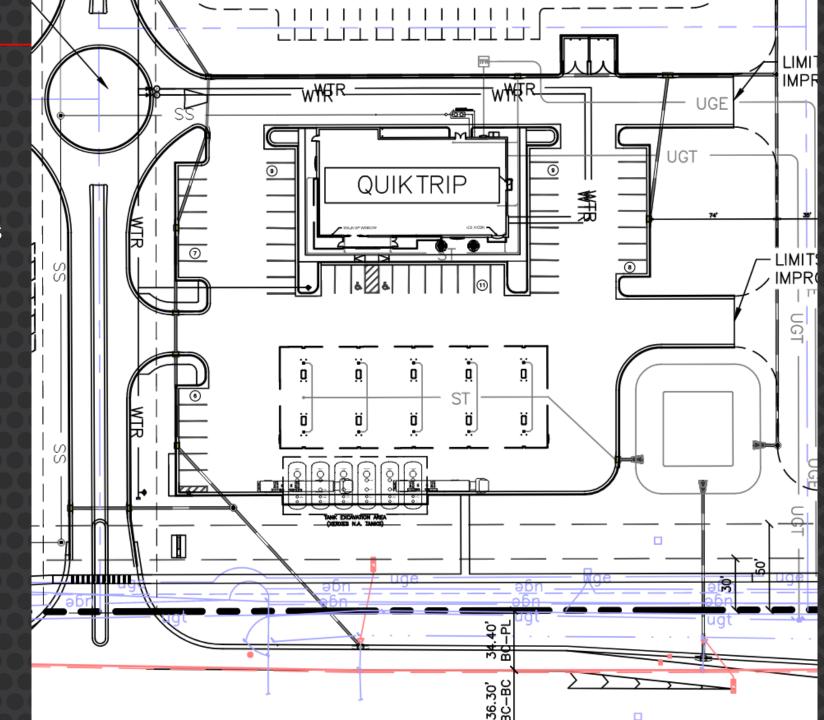
## **Proposed** Renderings – QT standard rendering



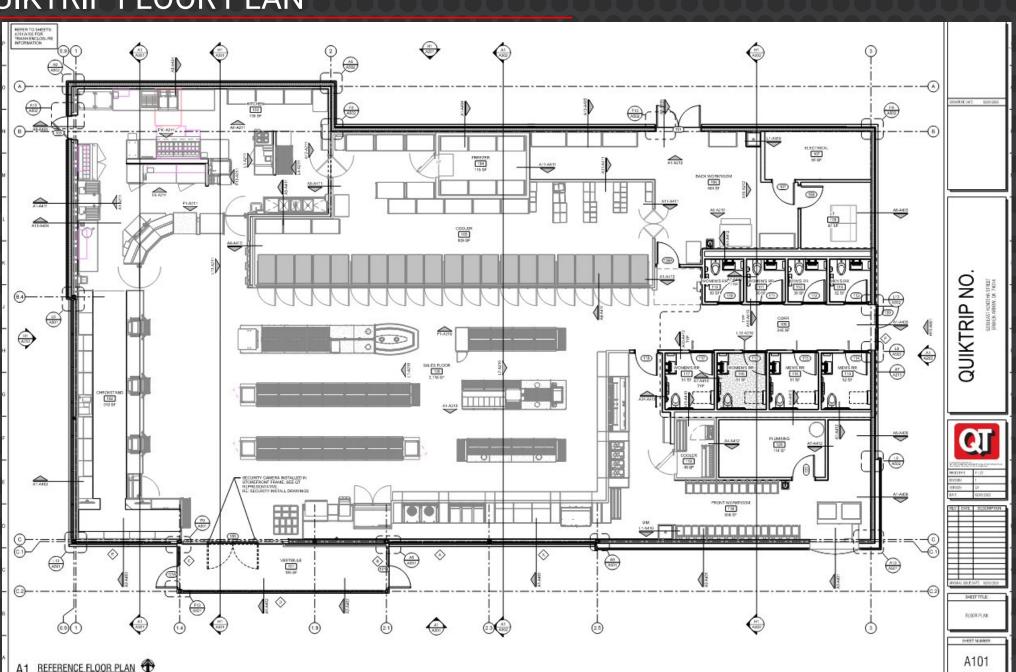


### QUIKTRIP SITE PLAN

- 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



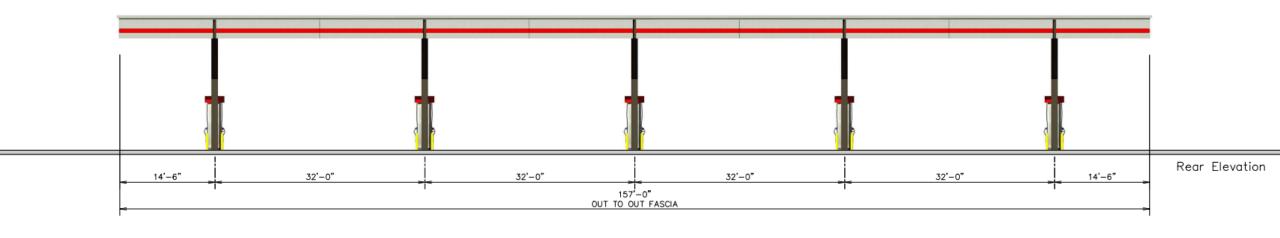


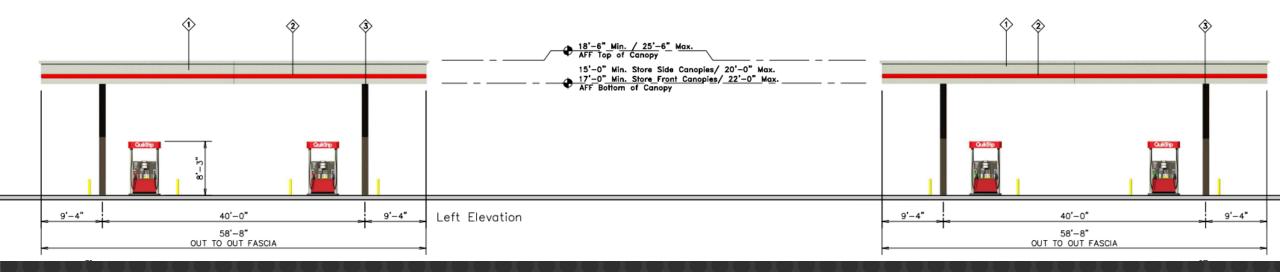
## QUIKTRIP ELEVATIONS





## **QUIKTRIP ELEVATIONS**









# Thank You

**Looking Forward to Possibilities**