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Village of Arlington Heights
Planning & Zoning Commission
33 South Arlington Heights Road
Arlington Heights, IL 60005

RE: Proposed Gas Station and Convenience Store_1650 W. Algonquin Road,
Arlington Heights, IL

Vequity is proposing the development of a new 3,016 SF 7Eleven Gas + Convenience store located at the corner of Algonquin and New Wilke Road in Arlington Heights, IL. This will be a single tenant gas station with a roof height of 18.5'. There will be four gas dispensers on-site. As the developer, we don't have access to operations of the future store but based on our conversations with the Tenant we are happy to share the details we have available.

The proposed building has several green/sustainable features building into the site. The building itself will be built with a high-performance building system known as structural insulated panels (SIPs). SIPs consist of an insulating foam core sandwiched between two structural facings, typically oriented strand board. SIPs are manufactured under factory-controlled conditions and can be fabricated to fit nearly any building design. The result is a building system that is extremely strong and energy efficient. The site will also have LED lighting throughout the site. In addition to the building itself the site is a brown field that Vequity is cleaning and reusing.

This site will be the first Vequity 7Eleven for Arlington Heights so at this time we don't have relative percentage of business from fuel vs. retail sales. However, if all corporate 7Eleven's are considered they tend to be primarily convenience stores with gas as a secondary means of sale. Please keep in mind many factors will go into the split between fuel vs. retail sales at each specific location.

The proposed hours of operation are 24 hours a day and 7 days a week with approximately three to four employees in the store at any given peak period. The franchisee is given all rights to determine how many full-time and part-time employees are employed at each store but based off our real estate representatives experience it is somewhere between seven and ten people.

As for delivery schedules, this is something the store is unable to predict prior to opening. All delivery and vendor schedules are created closer to store opening. On average, stores have two main deliveries per vendor per week.

We expect this project to kick-off construction in Early June 2019, or immediately following building permit issuance. The anticipated construction schedule is 150 days for the Landlord portion of work and an additional 40 days for the Tenant's interior build-out; thus, causing the stores Grand Opening to fall in December 2019.