



Meeting Date:	January 19, 2026
Submitter:	Dan Ritter, AICP, Community and Economic Development Director Ron Mentzer, Community and Economic Development Consultant
Department:	Community Development
Agenda Item:	Resolution approving Fourth Amendment to Contract for Purchase of Real Estate (Former City Hall Property)

Summary: QuikTrip's (QT) Real Estate Manager has submitted the December 18, 2025, letter attached as Exhibit 1 to request City approval of a Fourth Amendment/extension to the real estate purchase and sale contract the City and QT have executed (the "Contract") for the former Crest Hill City Hall Property (the "Site") and reiterate QT's commitment to redevelop the Site with a new QuikTrip fueling center/convenience store and a yet to be secured commercial project (collectively the "Redevelopment Project"). The Contract is set to expire on February 3, 2026. The structure and financial details of the proposed Fourth Amendment are consistent with the previously approved contract amendments and include:

- A final extension period that would be the earlier of (i) ninety (90) days, or (ii) thirty (30) days from the City Council's approval of zoning variations for increased driveway widths; and
- An additional non-refundable payment of \$10,000 will be deposited into an escrow account. This payment would be applied to the purchase price if QT consummates its purchase of the Site or is released to the City if QT terminates the Contract.

The City Attorney has reviewed and approved the form and substance of the attached Fourth Amendment.

Background: On July 15, 2024, QT and the City executed a purchase and sale contract for the former Crest Hill City Hall property at 1610 Plainfield Road. On April 21, 2025, the City Council approved the First Amendment to this Contract to provide QT additional time for due diligence investigation work including securing clear feedback from IDOT regarding what type of driveway/vehicle access the Redevelopment Project would be permitted to have on Route 30/Plainfield Road. On August 4, the City Council approved a Second Amendment to the Contract to provide QT additional time to obtain IDOT review comments. At the very end of October 2025, IDOT finally issued its review comments and conditionally approved the right-in/right-out and full access driveways on Plainfield Road QT requires in order to move forward with the Redevelopment Project. Since obtaining this conditional approval, QT representatives, its consultants, and City staff have been coordinating on updating the design and application documents for the project and preparing for a February 12, 2026, Plan Commission public hearing on QT's zoning variation requests for increased driveway widths.

On November 3, 2025, the City Council approved the Third Amendment. The Third Amendment is set to expire on February 3, 2026, or ten days before the Plan Commission is tentatively scheduled to conduct a formal public hearing on the zoning variations (increased driveway width) required for the Redevelopment Project. The requested Fourth Amendment would allow QT to finalize its development plans for the Redevelopment Project, formally apply for zoning variations for increased driveway widths, and the City to take final action on these requests.

Community and Economic Development staff encourage the City Council to approve the Fourth Amendment as this will advance the City's goal to facilitate the redevelopment of the Site with new tax generating commercial businesses.

The City Council discussed the proposed Fourth Amendment at its January 12, 2026, Work Session Meeting where the majority of the City Council expressed support to approve it. The City Attorney has prepared the approval resolution included in the agenda packet backup materials to memorialize the City Council's approval of the Fourth Amendment.

Recommended Council Action: Approve a resolution authorizing the execution of a "Fourth Amendment to Contract for Purchase of Real Estate" by and between the City of Crest Hill and QuikTrip Corporation for the purchase of property located at 1610 Plainfield Road, Crest Hill, Illinois.

Attachment:

Resolution to approve and authorize the execution of a "Fourth Amendment to Contract for Purchase of Real Estate" by and between the City of Crest Hill and QuikTrip Corporation for the purchase of property located at 1610 Plainfield Road, Crest Hill, Illinois.