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| <b>Meeting Date:</b> | November 3, 2025                                                                                                            |
| <b>Submitter:</b>    | Dan Ritter, AICP, Community and Economic Development Director<br>Ron Mentzer, Community and Economic Development Consultant |
| <b>Department:</b>   | Community & Economic Development                                                                                            |
| <b>Agenda Item:</b>  | Resolution approving Third Amendment to Contract for Purchase of Real Estate (Former City Hall Property)                    |

**Summary:** On July 15, 2024, QuikTrip Corporation (QT) entered into a contract (the “Contract”) with the City to purchase the former Crest Hill City Hall at 1610 Plainfield Road (the “Site”). QT is proposing to demolish and redevelop the former City Hall improvements on the eastern portion of the Site with a new QuikTrip fueling center and convenience store and a yet to be secured commercial project on the adjacent vacant parcel to the west (collectively the “Redevelopment Project”). On April 21, 2025, the City Council approved the First Amendment to this Contract in order 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. The First Amendment was executed by QT and the Mayor in early May and expires in the first week of August.

On August 4, the City Council approved a Second Amendment to the Contract in order to provide QT additional time to obtain written review comments from IDOT on the traffic impact study and preliminary site plan for the Redevelopment Project they originally submitted to IDOT on March 17, 2025, and the additional supplemental information submitted to IDOT on July 31, 2025. IDOT has not yet provided full and complete review comments to QT on these submittals despite repeated inquiries from City staff and QT representatives. The Second Amendment is set to expire on November 4<sup>th</sup>.

QT’s Real Estate Manager submitted an October 22, 2025, letter to (i) reiterate QT’s commitment to purchase and redevelop the Site provided it can secure the approvals required for at least one full access curb cut onto Plainfield Road, and (ii) request City approval of a Third Amendment to the Contract (the “Third Amendment”) that would provide an additional 90 days for due diligence investigation activities including securing IDOT’s feedback. City staff and QT representatives have collaborated on the preparation of the Third Amendment (Exhibit 2). The structure and financial details of the Third Amendment are consistent with that of the previously approved First and Second Amendments and include:

- An additional 90-day due diligence period that would allow QT to continue to work with IDOT and the City to secure the various approvals required to implement the Redevelopment Project; and

- An additional non-refundable payment of \$10,000 that will be deposited into the escrow account and would be applied to the purchase price if QT consummates its purchases the site. If QT terminates the contract, this payment will be released to the City.

Community and Economic Development staff encourages the City Council to approve the Third Amendment as this will advance the City's goal to facilitate the redevelopment of the Site with new tax generating commercial businesses. This extension will enable the City to obtain a clearer understanding of what type of driveway access IDOT will allow this Site to have onto Plainfield Road. This information will inform future City development/redevelopment efforts for the Site should QT not consummate its purchase.

The City Council discussed the proposed Third Amendment at its October 27, 2025, 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 Third Amendment.

**Recommended Council Action:** Pass a resolution to approve and authorize the execution of a "Third 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 "Third 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.