

RESOLUTION NO. ____

**A RESOLUTION RATIFYING THE COMMERCIAL REAL ESTATE CONTRACT
DATED JUNE 25, 2026, FOR THE PURCHASE OF REAL PROPERTY LOCATED AT
17104 WEBER ROAD FOR \$300,000.00 AND AUTHORIZING THE CLOSING TO TAKE
PLACE ON SEPTEMBER 9, 2026**

WHEREAS, the Corporate Authorities of the City of Crest Hill, Will County, Illinois, have the authority to adopt resolutions and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, pursuant to Section 2-3-8 of the Illinois Municipal Code (65 ILCS 5/2-3-8), the Corporate Authorities are authorized to enter into contracts on behalf of the City for any legitimate corporate purpose; and

WHEREAS, the City of Crest Hill is also authorized to own and hold title to real estate which is useful to or benefits the municipality for its legitimate corporate purposes; and

WHEREAS, the owner of real property located at 17104 Weber Road in unincorporated Will County and contiguous to the City of Crest Hill Corporate Limits (“the Property”) has marketed the Property for sale; and

WHEREAS, due to the location of the Property, the Corporate Authorities of the City have determined that the property is highly desirable and useful to the City in implementing its Comprehensive Plan and recently adopted Sub-Area Plan; and

WHEREAS, the Corporate Authorities have determined that it is in the best interests of the City and its residents that the City purchase the Property; and

WHEREAS, the Corporate Authorities in closed session authorized and directed the City Attorney to create a land trust for the purpose of offering to purchase, and ultimately to acquire the Property; and

WHEREAS, the Corporate Authorities in closed session directed the City Attorney to draft a Commercial Real Estate Purchase Agreement for the purpose of making an offer to acquire the Property; and

WHEREAS, the Corporate Authorities in closed session authorized the Mayor to execute a power of direction to the land trust officer, as Trustee, to offer the Seller \$300,000.00 to purchase the Property; and

WHEREAS, the City Attorney prepared a Commercial Real Estate Purchase Agreement (“the Agreement”) in the amount of \$300,000.00 which was executed on by the Trustee on June 24, 2026 pursuant to a power of direction from the Mayor and on June 25, 2026, was accepted by the Seller. A copy of the Agreement is attached hereto as Exhibit A; and

WHEREAS, the Corporate Authorities have reviewed the Agreement and found its terms, provisions, and conditions, including the purchase price of Three Hundred Thousand Dollars (\$300,000.00), to be reasonable, fair and acceptable to the City; and

WHEREAS, the Agreement provided for a 60-day due diligence period, pursuant to which the City had a Phase I Environmental Assessment performed, and a walkthrough inspection of the property; and

WHEREAS, based on the foregoing, in addition to review of the Title Insurance Commitment and survey, the City’s staff is recommending that the acquisition of the property proceed through closing on September 9, 2026; and

WHEREAS, the Corporate Authorities of the City have determined that it is in the best interests of the City and its citizens to ratify the June 24, 2026, execution of the Agreement and to authorize the Mayor to further execute any additional documents necessary in furtherance of this Resolution, which is to approve the purchase of the Property and the payment of Three Hundred Thousand Dollars (\$300,000.00).

NOW THEREFORE, BE IT RESOLVED BY THE CORPORATE AUTHORITIES OF THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1. The Corporate Authorities hereby find that all the recitals contained in the preamble to this Resolution are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2. The Corporate Authorities hereby find and declare that the conditions, terms, and provisions of the Commercial Real Estate Purchase Agreement by and between the City of Crest Hill and Thomas F. Gilmore, Jr. in the amount of Three Hundred Thousand Dollars (\$300,000.00) (Exhibit A) are fair, reasonable, and acceptable to the City and that the same is hereby ratified. Further, the Corporate Authorities of the City hereby authorize and direct the Mayor to take any and all other further actions and execute and deliver any and all other documents which are necessary and appropriate to effectuate the intent of this Resolution, which is to approve the acquisition of the Property through the closing set for September 9, 2026.

SECTION 3. In the event that any provision or provisions, portion or portions, or clause or clauses of this Resolution shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Resolution that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 4. All ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Resolution, are hereby repealed to the extent of the conflict.

SECTION 5. This Resolution shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

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PASSED THIS 8TH DAY OF SEPTEMBER 2026.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Deserio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

Christine Vershay-Hall, City Clerk

APPROVED THIS 8TH DAY OF SEPTEMBER 2026.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

Exhibit A
Commercial Real Estate
Purchase Agreement for
17104 Weber Road