



Meeting Date:	January 12, 2026
Submitters:	Dan Ritter, AICP, Community and Economic Development Director Ron Mentzer, Community and Economic Development Consultant
Department:	Community & Economic Development
Agenda Item:	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 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.

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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.

Recommended Council Action: Direct staff and the City to prepare a 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 and include said resolution on the January 19, 2025, City Council meeting agenda for final action.

Attachments:

Exhibit 1 - Letter dated December 18, 2025, from QuikTrip requesting a Fourth Amendment to the Contract for Purchase and Sale of Real Estate located at 1610 Plainfield Road, Crest Hill, Illinois

Exhibit 2 – Proposed "Fourth Amendment to Contract for Purchase of Real Estate"

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EXHIBIT 1

DECEMBER 18, 2025, QUIKTRIP FOURTH AMENDMENT REQUEST LETTER

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QuikTrip® Corporation



CHICAGO OFFICE - RS
Main Street Promenade
50 South Main Street, Suite 200
Naperville, IL 60540

December 18, 2025

ATTN: Ron Mentzer

City of Crest Hill

20600 City Center Blvd

RE: Purchase and Sale of 1610 Plainfield Rd – Crest Hill, IL

The purpose of this letter is to outline and request QuikTrip's need for additional time in the amount of (i) 90, or (ii) thirty days from City Council's approval, whichever is sooner with the payment of \$10,000, which is applicable to the purchase price but non-refundable for any reason outside of Seller's default, in order to continue working with the City of Crest Hill regarding the driveway variances QuikTrip is seeking for the subject property, located at 1610 Plainfield Road. QuikTrip is proposing an amendment to the Purchase and Sale agreement executed on July 15th, 2024 for this additional time. Per the City of Crest Hill's direction, QuikTrip did not submit for these variances sooner, as we were waiting for conceptual approvals from IDOT regarding access from Plainfield Road. QuikTrip received conceptual approval for this access on October 29th, and are working on the minor adjustments IDOT is requiring for full permitting.

QuikTrip anticipates being on the February 12th Planning Commission agenda, which requires all materials to be submitted by January 16th, for review and public notice purposes. QuikTrip's team is already working on all required materials and anticipates making this deadline of submittal, as some of this information has already been submitted.

QuikTrip does not expect to have all permits in hand before waiving and closing on the contract, but needs approval for these variances to make site circulation work in an efficient, and more importantly, safe manner for customers, drivers, and delivery trucks as they will need to circle the store due to the points of access and loading zones. QuikTrip also understands that we will need to continue to work with Crest Hill planning and zoning staff, building and engineering, as well as all local utilities to then apply for and receive all applicable construction permits and approvals. QuikTrip is prepared to work with each one of those groups to insure that the location is developed in a safe and acceptable manner that residents of Crest Hill can enjoy for years to come.

QuikTrip looks forward to these approvals so that we can finalize all plans for permitting and eventual construction of this property. QuikTrip continues to look forward to becoming a part of the Crest Hill community, bringing a nationally

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QuikTrip® Corporation



CHICAGO OFFICE - RSN

Main Street Promenade

50 South Main Street, Suite 200

Naperville, IL 60540

awarded convenience store and gas station along with an additional commercial user for the surplus property.

Respectfully,

DocuSigned by:

A handwritten signature in black ink that reads "Charlie Tarwater".
Charlie Tarwater
Real Estate Project Manager
QuikTrip Corporation
50 South Main Street, Suite 200, Naperville, IL 60540

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EXHIBIT 2

FOURTH AMENDMENT TO CONTRACT FOR PURCHASE OF REAL ESTATE” DATED JULY 15, 2024, BY AND BETWEEN THE CITY OF CREST HILL AND QUIKTRIP CORPORATION

FOURTH AMENDMENT TO CONTRACT FOR PURCHASE OF REAL ESTATE

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This Fourth Amendment to Contract for Purchase of Real Estate (this “Amendment”) is entered into effective the date it is last executed, between the **City of Crest Hill, an Illinois Municipal Corporation** (“Seller”), and **QuikTrip Corporation, an Oklahoma corporation**, or assigns (“Buyer”). Seller entered into a Commercial Real Estate Sale Contract with Buyer effective the 15th day of July, 2024, as previously amended on April 21, 2025, August 4, 2025, and November 3rd, 2025. (the “Contract”). The parties now desire to further amend such Contract and in consideration of the mutual agreements herein contained, it is agreed as follows:

1. Paragraph 11 of the Contract is hereby deleted in its entirety and replaced with the following:

“In the event Buyer is unable to complete its inspection and evaluation of the Property within the initial 180 days of the Inspection Period, Buyer may extend the Inspection Period for up to two (2) additional forty-five (45) day periods with the payment of Five Thousand and No/100 Dollars (\$5,000.00), per extension, three (3) additional ninety (90) day with the payment of Ten Thousand and No/100 Dollars (\$10,000.00), per extension, and one (1) final extension period (the “Final Extension Period”) with the payment of Ten Thousand and No/100 Dollars (\$10,000.00), which shall be the earlier of (i) ninety (90) days, or (ii) thirty (30) days from the City Council’s approval of the Special Development Approvals (as defined in paragraph 15 below). Each payment for the extensions shall be an “Additional Earnest Money Deposit” and collectively referred to as the “Additional Earnest Money Deposits”. Additional Earnest Money Deposits shall be delivered to the Escrow Agent on or before the expiration of the Inspection Period or any subsequent extension thereof and shall be deposited as an Additional Earnest Money Deposit. Such payments shall apply to the Purchase Price upon Closing but shall be non-refundable if the Contract is terminated for any reason other than Seller’s default, pursuant to paragraph 5 above or paragraph 22 below. In the event Buyer terminates this Contract, the Escrow Agent shall immediately release these Additional Earnest Money Deposits to Seller.”

2. The following revised language is hereby added to the end of paragraph 15 of the Contract:

“Buyer and Seller acknowledge that Seller may require access restrictions and/or traffic calming measures along the Knapp Street corridor as part of Seller’s approval of Buyer’s permit and zoning related applications for Buyer’s proposed development of the Property. Buyer and Seller acknowledge that a condition precedent to Buyer for Closing of this Contract is that Buyer must obtain Seller’s approval of variations from specific provisions of the City’s zoning and sign regulations, including but not limited to, driveway width and off-site monument signage restrictions (the “Special Development Approvals”). Buyer shall submit the application for the Special Development Approvals to the City prior to January 20, 2026. In the event the Special Development Approvals are not granted to Buyer prior to the expiration of the Final Extension Period, and Buyer elects to terminate this Contract, the Escrow Agent shall immediately release to Seller One Hundred and No/100 Dollars (\$100.00) of the Earnest Money Deposit and the Additional Earnest Money Deposits as full consideration of this Contract and the remainder of the Earnest Money Deposit shall be returned to Buyer, whereupon no party shall have any further right, duties, claims or liabilities hereunder.”

3. This Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which, taken together, shall constitute one and the same instrument. Any signature delivered by a party hereto by facsimile transmission or by electronic mail in a portable document

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format shall be deemed an original signature hereto, and the parties hereby agree to accept and rely upon any such document sent by facsimile transmission or by electronic mail as if same bore original signatures.

4. All capitalized terms used in this Amendment, unless defined herein, have the same meanings given to them in the Contract. In the event of a conflict between the terms of the Contract and this Amendment, the terms of the Amendment shall prevail.
5. Buyer and Seller acknowledge and agree this paragraph is for informational purposes only and creates no obligations on Buyer or Seller. Buyer and Seller intend to allow Buyer the right to extend the Inspection Period for additional time to conduct its inspections and evaluations of the Property. Buyer shall continue to have all rights provided for in the Contract during the Inspection Period, including the right to terminate if Buyer determines in its sole and absolute discretion that the Property is not suitable for its intended use. Buyer intends, but shall not be obligated, to (i) continue communications with IDOT and Seller's Planning and Development Staff regarding permits for curb cuts and access to the Property and (ii) seek approval of variations from specific provision of the City's Zoning and Sign Ordinance regulations.

(The remainder of this page is intentionally left blank. Signature page follows.)

In all other respects, the Contract is hereby ratified and confirmed.

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APPROVED BY SELLER: This _____ day of January, 2026.

City of Crest Hill

Raymond R. Soliman, Mayor

APPROVED BY BUYER: This _____ day of January, 2026.

QuikTrip Corporation

By: _____

Truitt Priddy

Division Real Estate Manager
