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June 10, 2024

Sent Via Email kjaster@villageofpoplargrove.com
& **Regular US Mail**

Village of Poplar Grove
Attn: Katie Jaster, Deputy Clerk
200 N. Hill Street
Poplar Grove, IL 61065

**IN RE: Gerstad Builders, Inc. and Haris Farms, Oak Lawn LTD.
Regarding Dawson Creek Subdivision**

Dear Katie:

Our office is representing Gerstad Builders, Inc., with respect to a request for an extension of the existing Annexation Agreement that covers the aforementioned subdivision.

It is our understanding that the Annexation Agreement will expire on/about August 16, 2024. Therefore, we enclose a Petition for an Amendment to the Annexation Agreement to extend the time frame for an additional ten years through August 16, 2034.

We would ask that the matter be placed on an agenda before the Village Board and provide me with the appropriate time so that I might serve the legal notice to the newspaper for publication of the Village Board meeting.

If you require any addition copies or fees please contact me so that we can discuss same. If you have any questions please call.

Very truly yours,

ZANCK, COEN, WRIGHT & SALADIN, P.C.

Mark S. Saladin

c-Roger Gerstad
MSS:hah
Enclosures

BEFORE THE CORPORATE AUTHORITIES OF THE
VILLAGE OF POPLAR GROVE, BOONE COUNTY, ILLINOIS

IN THE MATTER OF)
GERSTAD BUILDERS, INC. AND)
HARRIS FARMS, OAK LAWN LTD.)
FOR AN AMENDMENT TO AN)
ANNEXATION AGREEMENT WITH)
THE VILLAGE OF POPLAR GROVE,)
BOONE COUNTY, ILLINOIS.)

**PETITION FOR AMENDMENT TO
AN ANNEXATION AGREEMENT**

Pursuant to 65 ILCS 5/11-15.1-1, the undersigned GERSTAD BUILDERS, INC. and HARRIS FARMS, OAK LAWN LTD. (collectively "Petitioner"), under oath, do hereby respectfully petition that the Village of Poplar Grove enter into an amendment to the Annexation Agreement ("Annexation Agreement") dated August 16, 2004, between Donnie M. Johnson, Beverly Johnson and Concept Development, LLC (collectively "Owner") and the Village of Poplar Grove ("Village"), and in support hereof, states as follows:

1. Gerstad Builders, Inc. and Harris Farms, Oak Lawn Ltd. are the current record title holders of the real estate which is the subject of said Annexation Agreement. Gerstad Builders, Inc. is owner of a portion of said real estate, the legal description of which is set forth on Exhibit "A" attached hereto and made a part hereof ("Gerstad Parcel"). The Gerstad Parcel encompasses part of the annexed property. Harris Farms, Oak Lawn, Ltd., is the owner of the balance of the real estate set forth in the Annexation Agreement (the "Harris Farms Parcel"). The Gerstad Parcel and the Harris Farms Parcel are collectively referred to as the "Real Estate".

2. The Petitioners are the successors to the Owner from the original Annexation Agreement.

3. The Real Estate is within the corporate limits of the Village of Poplar Grove and is zoned D-1 Residential District pursuant to Section 8-1-5F of the Poplar Grove Zoning Ordinance.

4. The Petitioner requests that the terms and conditions of the Annexation Agreement dated August 16, 2004, be extended for ten (10) years, through August 16, 2034;

5. In all other respects, the terms and provisions of the Annexation Agreement dated August 16, 2004, are confirmed by the Parties.

WHEREFORE, the undersigned, as the record title holders of the Real Estate which is the subject matter of this Petition hereby requests that the Corporate Authorities of the Village of Poplar Grove enter into an Amendment to the Annexation Agreement as set forth above.

The undersigned Petitioner, having read the above and foregoing Petition hereby acknowledges that the same is true in substance and in fact.

GERSTAD BUILDERS, INC.

By: Roger O Gerstad
Its: Pres.

HARRIS FARMS, OAK LAWN LTD.

By: Leonard Harris
Its: _____

SUBSCRIBED AND SWORN TO before me
this 3rd day of June, 2024.

[Signature]
Notary Public

SUBSCRIBED AND SWORN TO before me
this 2 day of June, 2024.

[Signature]
Notary Public



EXHIBIT A

PART OF THE EAST HALF OF THE SOUTHWEST 1/4 AND PART OF THE EAST HALF OF THE NORTHWEST 1/4 OF SECTION 36. TOWNSHIP 45 NORTH, RANGE 3 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN BOONE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE NORTH 01 DEGREE 00 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1479.00 FEET TO THE CENTERLINE OF BEAVER CREEK AS NOW LOCATED, WHICH RUNS NORTHEASTERLY AND SOUTHWESTERLY THROUGH THE EAST HALF OF THE WEST HALF OF SAID SECTION AND TO THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED TRACT; THENCE NORTH 89 DEGREES 18 MINUTES 45 SECONDS WEST, 144.00 FEET; THENCE NORTH 18 DEGREES 53 MINUTES 06 SECONDS EAST, 201.00 FEET; THENCE SOUTH 87 DEGREES 49 MINUTES 14 SECONDS WEST, 320.00 FEET; THENCE SOUTH 45 DEGREES 05 MINUTES 41 SECONDS WEST, 120.00 FEET; THENCE SOUTH 08 DEGREES 16 MINUTES 02 SECONDS WEST, 107.00 FEET; THENCE NORTH 82 DEGREES 08 MINUTES 10 SECONDS WEST, 267.00 FEET; THENCE SOUTH 44 DEGREES 56 MINUTES 14 SECONDS WEST 333.00 FEET; THENCE SOUTH 07 DEGREES 17 MINUTES 31 SECONDS WEST, 277.00 FEET; THENCE SOUTH 33 DEGREES 33 MINUTES 37 SECONDS WEST, 90.00 FEET; THENCE SOUTH 04 DEGREES 41 MINUTES 44 SECONDS WEST, 126.00 FEET; THENCE SOUTH 38 DEGREES 04 MINUTES 21 SECONDS WEST, 146.00 FEET; THENCE SOUTH 09 DEGREES 29 MINUTES 37 SECONDS EAST, 91.00 FEET; THENCE NORTH 66 DEGREES 51 MINUTES 31 SECONDS EAST, 190.00 FEET; THENCE SOUTH 16 DEGREES 03 MINUTES 15 SECONDS EAST, 182.00 FEET; THENCE SOUTH 69 DEGREES 14 MINUTES 07 SECONDS WEST, 310.00 FEET; THENCE SOUTH 42 DEGREES 02 MINUTES 56 SECONDS EAST, 209.00 FEET; THENCE SOUTH 63 DEGREES 28 MINUTES 04 SECONDS EAST, 178.00 FEET; THENCE SOUTH 53 DEGREES 00 MINUTES 11 SECONDS WEST, 325.00 FEET; THENCE SOUTH 78 DEGREES 54 MINUTES 18 SECONDS WEST 104.00 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST 1/4 OF SAID SECTION (THE LAST NINETEEN PREVIOUSLY DESCRIBED COURSES, BEING ALONG THE MEANDERING CENTERLINE OF BEAVER CREEK AS AFORESAID); THENCE SOUTH 00 DEGREES 58 MINUTES 19 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST 1/4 OF SAID SECTION, 2610.97 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 87 DEGREES 57 MINUTES 05 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION, 944.96 FEET TO A POINT WHICH IS 380.00 FEET WEST FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 01 DEGREE 00 MINUTES 18 SECONDS WEST, PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION, 1110.77 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 05 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION, 380.00 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 01 DEGREE 00 MINUTES 18 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1524.61 FEET TO THE POINT OF BEGINNING