

Filing Fee Worksheet

Project Number: 2021.018	Linear Feet of New Roadway: 25651
Petitioner: Pulte Home Company	New Acres Subdivided (if applicable): 472.70
Number of Acres: 472.69	Area of site disturbance (acres): 290.63
Number of Street Frontages: 0.00	
Non-Profit 0	

Filing Fees Due at Land Use Petition:

Request(s): Preliminary Plan & Plat	\$ 4,250.00
	\$ -

Total: **\$4,250.00**

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By: Tracey Vacek

Date: 1/20/2021

Project Contact Information Sheet

Project Number: 2021.018

Petitioner Company (or Full Name of Petitioner): Pulte Home Company

Owner

First Name: James Initial: _____ Last Name: Hamman Title: _____
 Company Name: Lincoln Prairie Aurora LLC
 Job Title: Manager
 Address: 6275 State Route 71
 City: Oswego State: IL Zip: 60543
 Email Address: _____ Phone No.: 630-330-9317 Mobile No.: _____

Main Contact (The individual that signed the Land Use Petition)

Relationship to Project: Contract Purchaser
 Company Name: Pulte Home Group
 First Name: Matt Initial: _____ Last Name: Brolley Title: _____
 Job Title: Land Entitlement Manager
 Address: 1900 E. Golf Rd., Suite 300
 City: Schaumburg State: IL Zip: 60173
 Email Address: matt.brolley@pultegroup.com Phone No.: 630-777-2973 Mobile No.: _____

Additional Contact #1

Relationship to Project: Attorney
 Company Name: Rosanova & Whitaker, Ltd.
 First Name: Russell Initial: _____ Last Name: Whitaker Title: _____
 Job Title: Attorney
 Address: 127 Aurora Avenue
 City: Naperville State: IL Zip: 60540
 Email Address: russ@rw-attorneys.com Phone No.: 630-355-4600 ex Mobile No.: _____

Additional Contact #2

Relationship to Project: Engineer
 Company Name: Manhard Consulting
 First Name: Joe Initial: _____ Last Name: Iovinelli Title: _____
 Job Title: Project Manager
 Address: 700 Springer Dr.
 City: Lombard State: IL Zip: 60148
 Email Address: jiovinelli@manhard.com Phone No.: 630-925-1110 Mobile No.: _____

Additional Contact #3

Relationship to Project: Consultant
 Company Name: SEC Planning
 First Name: Peter Initial: _____ Last Name: Verdicchio Title: _____
 Job Title: Coordinator for Del Webb portions of the project
 Address: _____
 City: _____ State: _____ Zip: _____
 Email Address: peterv@secplanning.com Phone No.: _____ Mobile No.: _____

Additional Contact #4

Relationship to Project: _____
 Company Name: _____
 First Name: _____ Initial: _____ Last Name: _____ Title: _____
 Job Title: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email Address: _____ Phone No.: _____ Mobile No.: _____

STATE OF ILLINOIS)
)
COUNTY OF WILL)
)
CITY OF AURORA)

**PETITION TO THE CITY OF AURORA PLANNING AND ZONING COMMISSION
FOR APPROVAL OF LINCOLN PRAIRIE BY DEL WEBB**

THE UNDERSIGNED Petitioner, Pulte Home Company, LLC (hereinafter the “Petitioner” or “Pulte”), a Michigan limited liability company, respectfully submits this petition to the City of Aurora (the “City”) for approval of Lincoln Prairie by Del Webb pursuant to the appropriate provisions of the City of Aurora’s Municipal Code (hereinafter the “Code”) for the property legally described on **Exhibit A** (the “Property”) as depicted on the Preliminary Plan and Plat submitted herewith as **Exhibit B**.

Together with this Petition, Petitioner is seeking approval of Lincoln Prairie as shown on the General Land Use Plan as shown on the general Land Use plan attached hereto as **Exhibit C**. This General Land Use Plan consists of four (4) distinct areas: (a) Parcel A - Lincoln Crossing, a traditional single-family detached residential subdivision; (b) Parcel B - Lincoln Prairie by Del Webb, a 55+ age-restricted single-family detached residential subdivision; (c) Parcel C - two commercial parcels; and (d) Parcel D - two flex residential parcels.

In addition to the approval of Lincoln Prairie, Petitioner is seeking a Preliminary Plan and Plat of Subdivision for Lincoln Prairie by Del Webb as shown on **Exhibit B**..

BACKGROUND INFORMATION

1. The Owner of the Property is Lincoln Prairie Aurora LLC, an Illinois limited liability company having an office at 6275 State Route 71, Oswego, Illinois 60543 (the “Owner”).
2. The contract purchaser and Petitioner herein is Pulte Home Company, LLC, a Michigan limited liability company having an office at 1900 E. Golf Road, Schaumburg, Illinois 60173.

3. The Property consists of approximately five hundred twenty-five (525) acres and is located south of Wolf's Crossing Road, east of Eola Road and US Route 30, North of 111th Street, and West of the Canadian National Railroad tracks.

4. The existing land uses surrounding the Property are as follows:

- a. North: PDD in Aurora for Multi-family residential uses (proposed Lincoln Crossing Subdivision); E-1 (Residential Rural) in Will County with Soccer Club and residences; A-1 (Agriculture) in Will County with Agricultural uses; I-1 (Limited Industrial) with light industrial uses.
- b. East: A-1 (Agriculture) in Will County with utility, light industrial and railroad use; Residential in the City of Naperville.
- c. South: PDD in Aurora for industrial uses (proposed Flex Residential); A-1 (Agriculture) in Will County with Agriculture and industrial uses.
- d. West: PDD in Aurora with vacant land for industrial uses and commercial uses (proposed Flex Residential and Commercial uses).

5. Petitioner is under contract to purchase the Property in a number of phases as shown on the General Land Use Plan.

QUALIFYING STATEMENT

Pulte is seeking to develop the Property as a mixed-use development with traditional detached, single-family residences, 55+ age-restricted, detached single-family residences, commercial uses, and flexible residential parcels, developed as traditional residences or age-restricted residences, the determination as to which will be based on the market at the time of development. For Lincoln Prairie by Del Webb Pulte is seeking a Preliminary Plan and Plat of Subdivision.

Lincoln Prairie by Del Webb

As part of the development of Lincoln Prairie, Petitioner is seeking a Preliminary Plan and Plat for Lincoln Prairie by Del Webb, a 55+ age-restricted community consisting three phases of development as depicted on **Exhibit B**. The first phase will consist of one hundred fifty-two (152) detached single-family homes on approximately one hundred fourteen (114) acres.. The second phase will consist of one hundred seventy-seven (177) detached single-family homes on

approximately seventy-four (74) acres. The third phase will consist of two hundred twenty-one (221) single-family homes on approximately ninety-three (93) acres. In order to develop Lincoln Prairie by Del Webb, Petitioner is seeking the following lot dimensions, bulk regulations and encroachments as outlined below.

Petitioner respectfully requests the following for Parcel B, Lincoln Prairie by Del Webb:

- (i) A minimum lot area of 5,280 square feet;
- (ii) A minimum lot width of forty-four feet (44');
- (iii) Minimum one-story home of 950 square feet;
- (iv) Minimum greater than one-story home of 1,200 square feet;
- (v) A front yard setback of twenty feet (20');
- (vi) A side yard setback of five feet (5');
- (vii) A corner side yard setback of ten feet (10');
- (viii) A reverse corner side yard setback of fifteen feet (15');
- (ix) A rear yard setback of twenty feet (20');
- (x) Maximum height of thirty-five feet (35') or two and one-half (2.5) stories;
- (xiii) Maximum gross density of 2.39 dwelling units per acre.

Petitioner is also seeking the following encroachments: (i) Decks may encroach into the first ten feet (10') of the rear yard; and (ii) Eaves may encroach up to one (1) foot into a front, corner side, reverse corner side, interior side, and rear yards.

These lot dimensions, bulk regulations, and encroachments requested for Lincoln Prairie by Del Webb are driven by the current age-restricted residential community market trends with age fifty-five and over homeowners seeking smaller yards with no maintenance and homes with more living space and livability options, but little exterior maintenance.

It has been Petitioner's experience in recent years that in the age-restricted residential market, homebuyers are interested in smaller lots, reducing the homeowners' association fees to perform maintenance and upkeep of the lots. These active 55+ homeowners lead much busier lives and choose to spend time and money on other activities and have little interest in doing yardwork. Further, homeowners' associations do the maintenance on the open areas and green space in the community and seek to keep the costs low to keep association dues reasonable. Age-restricted communities have gained in residential market share as our population ages, and minimum lot sizes have been steadily decreasing as a result of purchaser demand for more options associated with the livability of the home and less yard space. These livability options include sunrooms, smart home upgrades, upgraded flooring, gourmet kitchens and upgraded bathroom options. As a result, Petitioner is seeking the above lot and bulk requirements for Lincoln Prairie by Del Webb.

This Property shall be developed as an age-restricted community, single-family home community in accordance with the Fair Housing Amendments Act of 1988, as amended from time-to-time ("FHAA"), including, but not limited to, the provisions of the "Housing for Older Persons Act of 1995" ("HOPA").

The Property will be governed by Covenants, Conditions and Restrictions that will be recorded against the property prior to the conveyance of the first home in the Community ("CCRs"). The CCRs will provide for the creation of a homeowners' association (the "Association") to administer the requirements of the CCRs. The CCRs shall contain rules and regulations for the occupancy of homes on the Property including a requirement that at all time, at least 80% of the homes within the community shall be occupied by at least one (1) resident who is 55 years of age or older.

This Property shall be developed as a private gated community. The gated nature of the community is not intended for purposes of exclusivity but is specifically intended to create a sense of security for the unique age-restricted population that the project is intended to serve. The street network within the gated community shall be privately owned and maintained by the Association. The street network includes all street lighting, curb and gutter, trails, and sidewalks.

Lincoln Prairie by Del Webb is separated by the rest of the Lincoln Prairie development by gated entrances and by water features. Pulte will be constructing the Scenic, Distinctive and Echelon Series homes in the Lincoln Prairie by Del Webb communities. An eleven (11) acre amenity center will be constructed overlooking the proposed pond, with such features as a pool, tennis courts, bocce ball courts ,and pickle ball courts. In addition to the amenity center, a number of additional park sites will be interspersed throughout the Lincoln Prairie by Del Webb community, totaling approximately twenty-five (25) acres of park and amenity space, ranging in size from seven-tenths (0.7) acres to eleven (11) acres, with various amenities. In addition to the amenity center, other park sites shall feature open space, benches, trellises, community garden plots, pavilions, picnic tables, barbeque grills, and a one (1) acre dog park. Trails and sidewalks will be provided throughout the community for walkability for the residents of Lincoln Prairie by Del Webb.

Lincoln Prairie by Del Webb's architecture will feature architecture which is consistent with market trends for age-restricted communities, with low maintenance exteriors. Additionally, professional landscaping design and materials will enhance the overall aesthetics of the Property. Landscaping materials will include a mix of parkway trees, decorative trees, shrubs and other landscape materials improving the aesthetics of the Property.

The stormwater management facilities will be designed efficiently to provide sufficient

stormwater storage for Lincoln Prairie by Del Webb. Potable water will be available to the Property in the requisite capacity to serve Lincoln Prairie by Del Webb. Petitioner is looking at working with Fox Metro or providing a temporary lift station to provide sufficient sanitary sewer to service Lincoln Prairie by Del Webb.

Access to Lincoln Prairie by Del Webb will be provided via a gated entrance from a full movement access road off of Eola Road and one off of US Route 30. The access roads will provide one inbound lane and one outbound lane and outbound movements will be under stop-sign control. The streets in Lincoln Prairie by Del Webb will be private streets, maintained by the Association. Sidewalks and trails will be constructed throughout the development consistent with City requirements to encourage walkability and create a connected community.

STANDARDS

I. The Qualifying Statement shall provide information on how the proposal relates to the following standards:

a. The public health, safety, morals, comfort or general welfare.

It is essential to the public health, comfort, safety, convenience and general welfare to provide diverse housing types and additional housing stock to accommodate the needs of Aurora's population and commercial uses to support the residents of the City and surrounding areas. Lincoln Prairie by Del Webb is providing 55+ age-restricted residential uses which will improve the public health, safety, morals, comfort, and general welfare of the City and surrounding areas. Lastly, Lincoln Prairie by Del Webb will improve the vacant Property and create consistency and security by providing age-restricted community. Therefore, Lincoln Prairie by Del Webb, in providing age-restricted residential uses, will not have a negative impact on the public health, safety, morals,

comfort or general welfare.

b. The use and enjoyment of other property already established or permitted in the general area.

The Property is adjacent to the proposed Lincoln Crossing single family residential subdivision, limited industrial uses, estate residential and soccer club to the North, utility and residential uses in Naperville to the East, vacant land with agricultural uses to the South, and vacant land with proposed flex-residential and commercial to the West. The development of Lincoln Prairie by Del Webb as 55+ age-restricted residential uses will not have a negative effect on the use or enjoyment of the other property in the general area. The age-restricted residential area will be adjacent to proposed residential Lincoln Crossing and Flex-Residential parcels, light industrial, utility, agricultural and residential uses in Naperville. In fact, it will have a positive impact by providing security and consistency to those uses in the area. By developing the Property consistent with the Preliminary Plan and Plat for Lincoln Prairie by Del Webb, Petitioner seeks to preserve consistency of the established uses in the neighborhood. Petitioner's development of the Property will remove uncertainty in the real estate marketplace and permit construction of high-quality, detached single family, age-restricted homes by one of the nations' leading and most recognized home builders.

c. Property values within the neighborhood.

Petitioner's development of the Property will not be a detriment to the property values within the neighborhood nor will it alter the essential character of the neighborhood. Rather, Lincoln Prairie by Del Webb will preserve and increase property values by developing a property which has historically been vacant and underutilized. Lincoln Prairie by Del Webb is consistent with the established and proposed residential uses to the North

and East, and development of the Property will eliminate any uncertainty.. In addition to removing uncertainty, the construction of new single-family, age-restricted homes will enhance the real estate tax base and will be an overall improvement to the area.

d. The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts.

Petitioner's proposed plans include development of the Property with single-family, age-restricted residential uses. Petitioner's proposed development builds upon the existing residential character in the area and will promote compatibility between adjacent developments by introducing a complimentary residential development. Lincoln Prairie will encourage the orderly development of the surrounding property by developing a historically vacant parcel with detached age-restricted, single-family homes. The proposed use will spur development of the surrounding property, specifically the property immediately adjacent to the west of the Property once Owner defines its future development plans. Establishment of Lincoln Prairie by Del Webb, among other things, secures quiet residential districts compatible with the surrounding area, and is designed to improve property values in the immediate area.

e. Utilities, access road, drainage and/or other necessary facilities.

City water is available to the Property in the requisite capacity to serve the development. Pulte will construct a Temporary Lift Station to serve the Property if Fox Metro's contemplated regional lift station for the area is not operational at the time Pulte is ready to move forward with Lincoln Prairie by Del Webb. As mentioned above, two gated access points will serve Lincoln Prairie by Del Webb on Eola Road and US Route 30. Sidewalks and trails will be constructed throughout the development consistent with City requirements to encourage walkability and create connected residential communities.

Stormwater management facilities for Lincoln Prairie by Del Webb are designed to provide sufficient storage/drainage to serve the residential community.

f. Ingress and egress as it relates to traffic congestion in the public streets

Ingress and egress shall be provided to Lincoln Prairie by Del Webb by gated access roads via Eola Road and US Route 30. All roadways have been designed consistent with Aurora's Subdivision Control Ordinance and City Code. KLOA performed a traffic study which concluded that traffic that will be generated by Lincoln Prairie by Del Webb can be accommodated by the area roadway system and that the proposed access system will be adequate and efficient in serving the proposed traffic created by Lincoln Prairie by Del Webb.

g. The applicable regulations of the zoning district in which the subject property is proposed to be or is located.

The Property is currently zoned PDD in the City with industrial, commercial, and multifamily uses. The property has not developed under this zoning classification. Petitioner is proposing zoning of PDD with residential with supporting commercial uses for Lincoln Prairie. Petitioner's proposed plans herein will comply with the regulations of the PDD sought herein. The regulations and bulk requirements sought are provided above for Lincoln Prairie by Del Webb.

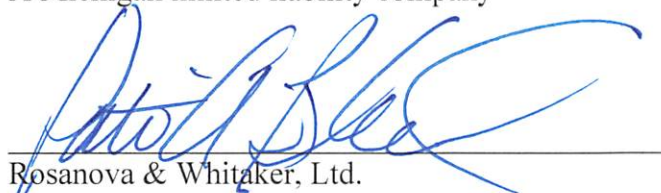
WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests approval of a Preliminary Plan and Plat for Lincoln Prairie by Del Webb.

[Signature to follow on the next page]

RESPECTFULLY SUBMITTED this 22nd day of January, 2021

PETITIONER:

PULTE HOME COMPANY, LLC
A Michigan limited liability company



Rosanova & Whitaker, Ltd.
Attorney for the Petitioner

EXHIBIT A
LEGAL DESCRIPTION

THAT PART OF SECTION 18 AND SECTION 17, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF WILL, STATE OF ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 88 DEGREES 38 MINUTES 25 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1337.55 FEET TO A LINE BEING 1040.73 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LAND CONVEYED TO COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED MAY 24, 1926, AS DOCUMENT 394069; THENCE SOUTH 01 DEGREES 29 MINUTES 20 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 300.00 FEET TO A LINE BEING 300.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 38 MINUTES 25 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1040.73 FEET TO THE WEST LINE OF SAID LAND CONVEYED TO COMMONWEALTH EDISON COMPANY; THENCE SOUTH 01 DEGREES 29 MINUTES 20 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 2347.26 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 37 MINUTES 27 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2390.36 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 20 MINUTES 40 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 1181.96 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 20 SECONDS WEST, A DISTANCE OF 885.00 FEET; THENCE NORTH 26 DEGREES 45 MINUTES 46 SECONDS WEST, A DISTANCE OF 1205.25 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 760.00 FEET, AN ARC DISTANCE OF 60.00 FEET, A CHORD BEARING SOUTH 39 DEGREES 03 MINUTES 30 SECONDS WEST, AND A CHORD DISTANCE OF 59.98 FEET TO A POINT OF TANGENCY; THENCE SOUTH 36 DEGREES 47 MINUTES 48 SECONDS WEST, A DISTANCE OF 348.55 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 840.00 FEET, AN ARC DISTANCE OF 376.59 FEET, A CHORD BEARING SOUTH 49 DEGREES 38 MINUTES 24 SECONDS WEST, AND A CHORD DISTANCE OF 373.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 62 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 645.34 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47.12 FEET, A CHORD BEARING SOUTH 17 DEGREES 29 MINUTES 00 SECONDS WEST, AND A CHORD DISTANCE OF 42.43 FEET TO A POINT OF TANGENCY, SAID POINT BEING ON A LINE PARALLEL WITH AND 30.00 FEET NORTHEAST OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 30 PER DOCUMENT 355964; THENCE SOUTH 27 DEGREES 31 MINUTES 00 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 993.00 FEET; THENCE SOUTH 62 DEGREES 28 MINUTES 39 SECONDS WEST, A DISTANCE OF 30.00 FEET, TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 27 DEGREES 31 MINUTES 00 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2525.00 FEET; THENCE NORTH 62 DEGREES 30 MINUTES 10 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE BEING PARALLEL WITH AND 30.00 FEET NORTHEAST OF SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTH 27 DEGREES 31 MINUTES 00 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1391.98 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47.12 FEET, A CHORD BEARING SOUTH 72 DEGREES 31 MINUTES 00 SECONDS EAST, AND A CHORD DISTANCE OF 42.43 FEET TO A POINT OF TANGENCY; THENCE NORTH 62 DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 645.34 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 760.00 FEET, AN ARC DISTANCE OF 340.72 FEET, A CHORD BEARING NORTH 49 DEGREES 38 MINUTES 24 SECONDS EAST, AND A CHORD DISTANCE OF 337.88 FEET TO A POINT OF TANGENCY; THENCE NORTH 36 DEGREES 47 MINUTES 48 SECONDS EAST, A DISTANCE OF 397.86 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 840.00 FEET, AN ARC DISTANCE OF 21.16 FEET, A CHORD BEARING NORTH 37 DEGREES 31 MINUTES 06 SECONDS EAST, AND A CHORD DISTANCE OF 21.16 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 27 DEGREES 23 MINUTES 02 SECONDS WEST, A DISTANCE OF 590.00 FEET; THENCE NORTH 50

DEGREES 12 MINUTES 39 SECONDS WEST, A DISTANCE OF 257.50 FEET; THENCE NORTH 17 DEGREES 53 MINUTES 12 SECONDS WEST, A DISTANCE OF 165.00 FEET; THENCE NORTH 03 DEGREES 52 MINUTES 30 SECONDS EAST, A DISTANCE OF 470.00 FEET; THENCE NORTH 15 DEGREES 58 MINUTES 05 SECONDS WEST, A DISTANCE OF 550.00 FEET; THENCE SOUTH 74 DEGREES 01 MINUTES 55 SECONDS WEST, A DISTANCE OF 150.00 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 790.00 FEET, AN ARC DISTANCE OF 295.96 FEET, A CHORD BEARING SOUTH 84 DEGREES 45 MINUTES 51 SECONDS WEST, AND A CHORD DISTANCE OF 294.23 FEET TO A POINT OF TANGENCY; THENCE NORTH 84 DEGREES 30 MINUTES 12 SECONDS WEST 77.56 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 45.25 FEET, A CHORD BEARING SOUTH 52 DEGREES 17 MINUTES 18 SECONDS WEST, AND A CHORD DISTANCE OF 41.08 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF EOLA ROAD PER DOCUMENT R2020116928; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY LINE, BEING A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1090.00 FEET, AN ARC DISTANCE OF 136.34 FEET, A CHORD BEARING NORTH 05 DEGREES 29 MINUTES 48 SECONDS EAST, AND A CHORD DISTANCE OF 136.25 FEET; THENCE SOUTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 45.25 FEET, A CHORD BEARING SOUTH 41 DEGREES 17 MINUTES 42 SECONDS EAST, AND A CHORD DISTANCE OF 41.08 FEET TO A POINT OF TANGENCY; THENCE SOUTH 84 DEGREES 30 MINUTES 12 SECONDS EAST 77.56 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 710.00 FEET, AN ARC DISTANCE OF 265.99 FEET, A CHORD BEARING NORTH 84 DEGREES 45 MINUTES 51 SECONDS EAST, AND A CHORD DISTANCE OF 264.44 FEET TO A POINT OF TANGENCY; THENCE NORTH 74 DEGREES 01 MINUTES 55 SECONDS EAST 384.75 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 78.05 FEET, A CHORD BEARING NORTH 66 DEGREES 02 MINUTES 48 SECONDS EAST, AND A CHORD DISTANCE OF 77.79 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 161.67 FEET, A CHORD BEARING NORTH 74 DEGREES 01 MINUTES 55 SECONDS EAST, AND A CHORD DISTANCE OF 159.58 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 78.05 FEET, A CHORD BEARING NORTH 82 DEGREES 01 MINUTES 02 SECONDS EAST, AND A CHORD DISTANCE OF 77.79 FEET TO A POINT OF TANGENCY; THENCE NORTH 74 DEGREES 01 MINUTES 55 SECONDS EAST 10.00 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 840.00 FEET, AN ARC DISTANCE OF 75.70 FEET, A CHORD BEARING NORTH 76 DEGREES 36 MINUTES 49 SECONDS EAST, AND A CHORD DISTANCE OF 75.68 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 00 DEGREES 18 MINUTES 36 SECONDS WEST, A DISTANCE OF 45.77 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 36 SECONDS WEST, A DISTANCE OF 118.00 FEET; THENCE NORTH 12 DEGREES 24 MINUTES 37 SECONDS EAST, A DISTANCE OF 50.92 FEET; THENCE NORTH 33 DEGREES 53 MINUTES 01 SECONDS EAST, A DISTANCE OF 109.18 FEET; THENCE NORTH 54 DEGREES 13 MINUTES 08 SECONDS EAST, A DISTANCE OF 111.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 24 SECONDS EAST, A DISTANCE OF 506.84 FEET; THENCE NORTH 01 DEGREES 18 MINUTES 50 SECONDS WEST, A DISTANCE OF 241.43 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE NORTH 89 DEGREES 10 MINUTES 37 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 791.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,134,710 SQUARE FEET (278.575 ACRES), MORE OR LESS

PINS: 01-18-200-001; 01-18-200-002; 01-18-200-003; 01-18-400-006; 01-18-400-008; 01-17-100-021; 01-17-100-023

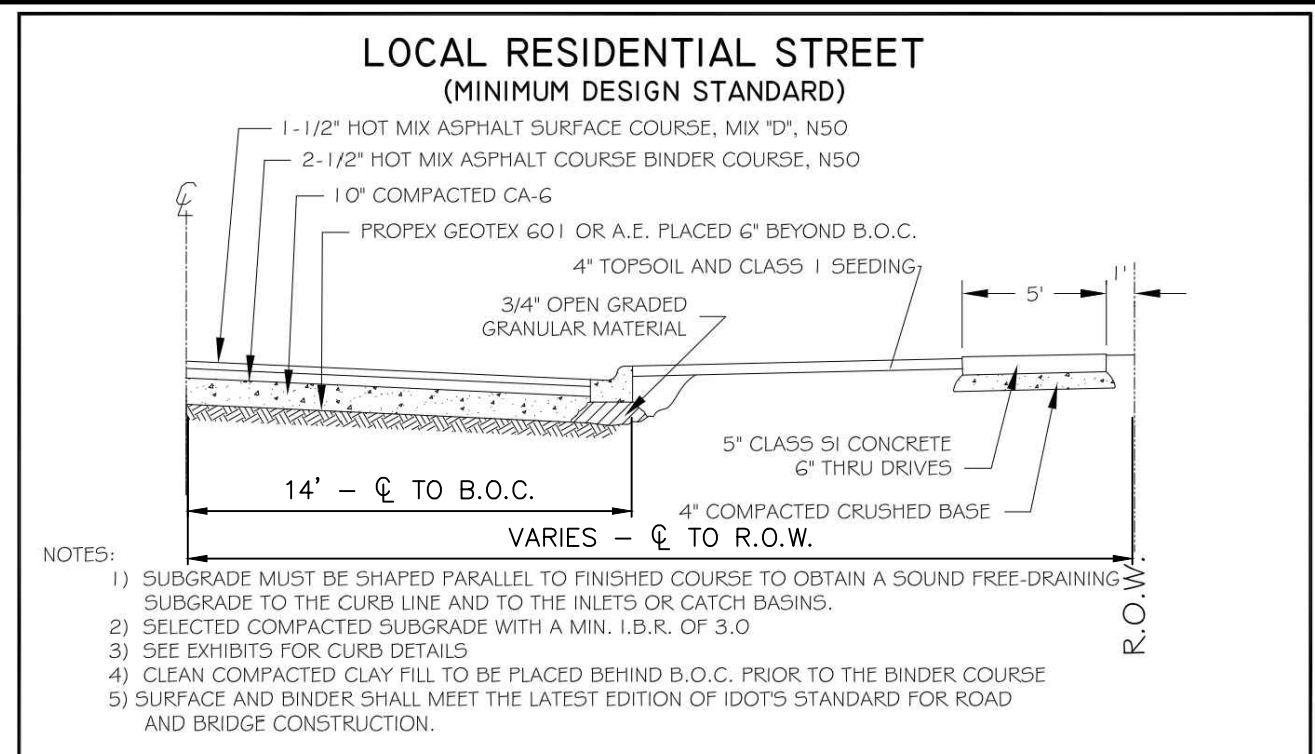
COMMONLY KNOWN AS: South of Wolf's Crossing, East of Eola Road and US Route 30, North of 111th Street

EXHIBIT B
LINCOLN PRAIRIE BY DEL WEBB PRELIMINARY PLAN AND PLAT

PRELIMINARY PLAN LINCOLN PRAIRIE - DEL WEBB

STANDARD SYMBOLS

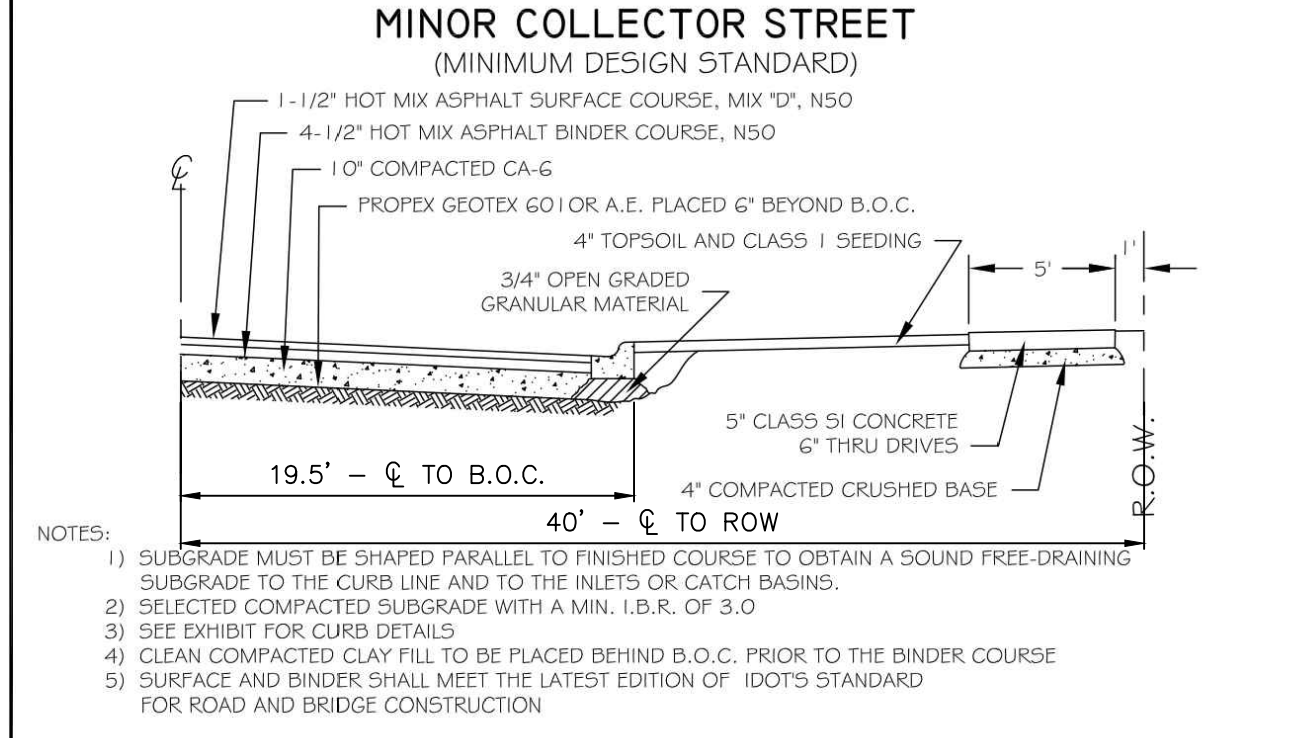
EXISTING	PROPOSED



REVISIONS LOCAL RESIDENTIAL STREET

NO.	DATE	BY	DESCRIPTION
01/20/21	3	DG	SCALE: NOT TO SCALE

SCALE: NOT TO SCALE
 SHEET: 1/04
 DRAWN BY: NMS/SAZ
 EXHIBIT II-B-1



REVISIONS MINOR COLLECTOR STREET

NO.	DATE	BY	DESCRIPTION
01/20/21	3	DG	SCALE: NOT TO SCALE

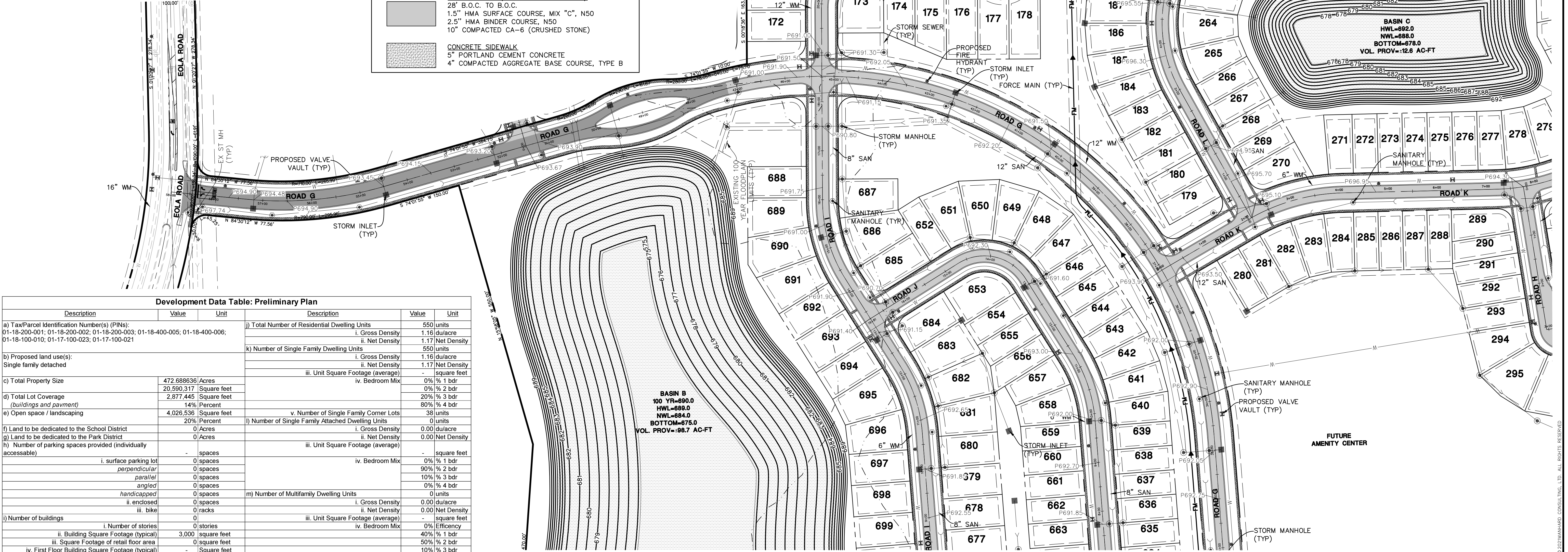
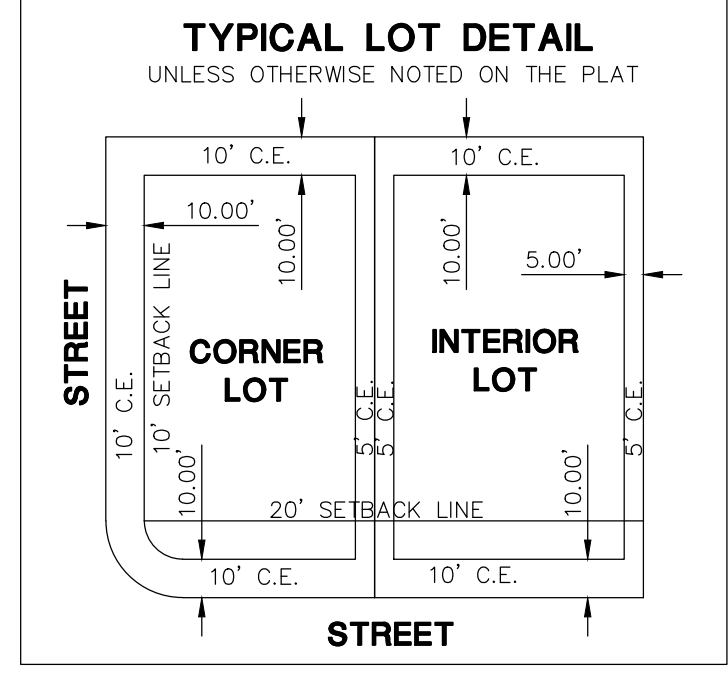
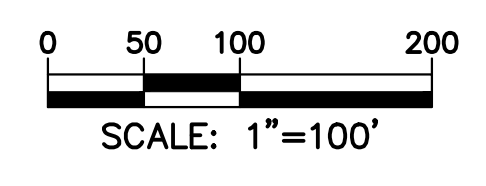
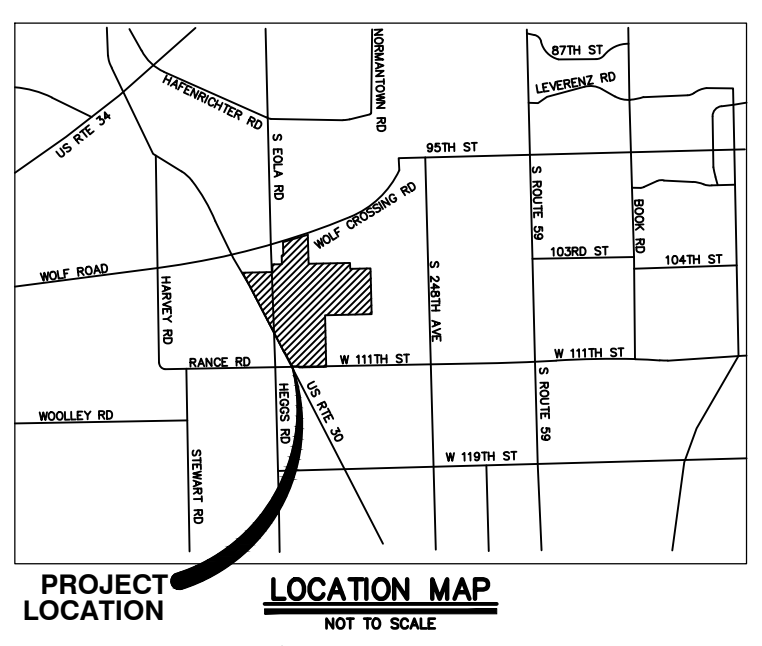
SCALE: NOT TO SCALE
 SHEET: 1/04
 DRAWN BY: NMS/SAZ
 EXHIBIT II-B-2

PAVEMENT LEGEND

	COLLECTOR ROAD (CITY OF AURORA SPECIFICATIONS) 39' B.O.C. TO B.O.C. 1.5" HMA SURFACE COURSE, MIX "C", N50 4.5" HMA BINDER COURSE, N50 10" COMPACTED CA-6 (CRUSHED STONE)
	PRIVATE ROAD (DEL WEBB LOCAL ROAD) 28' B.O.C. TO B.O.C. 1.5" HMA SURFACE COURSE, MIX "C", N50 2.5" HMA BINDER COURSE, N50 10" COMPACTED CA-6 (CRUSHED STONE)
	CONCRETE SIDEWALK 5" PORTLAND CEMENT CONCRETE 4" COMPACTED AGGREGATE BASE COURSE, TYPE B

NOTES:
 1. ALL ROADWAY AND ROW INSIDE OF THE PROPOSED ACCESS FEATURES IS INTENDED TO BE PRIVATE AND DEDICATED TO AN HOA.
 2. ALL ROADWAY AND ROW OUTSIDE OF THE PROPOSED ACCESS FEATURES IS INTENDED TO BE DEDICATED TO THE CITY OF AURORA UNLESS OTHERWISE NOTED.

OWNER INFORMATION
 OWNER: LINCOLN PRAIRIE AURORA LLC
 PETITIONER: PULTE HOME COMPANY
 1900 E. GOLF ROAD, SUITE 300
 SCHMIDT, IL 60173
 CONTACT: MATT BROLLEY, P.E.
 (630) 777-2973



Development Data Table: Preliminary Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 01-18-200-001; 01-18-200-002; 01-18-200-003; 01-18-400-005; 01-18-400-006; 01-18-100-010; 01-17-100-023; 01-17-100-021			i) Total Number of Residential Dwelling Units	550	units
			ii. Gross Density	1.16	du/acre
			iii. Net Density	1.17	Net Density
b) Proposed land use(s): Single family detached			k) Number of Single Family Dwelling Units	550	units
			i. Gross Density	1.16	du/acre
			ii. Net Density	1.17	Net Density
c) Total Property Size	472.686636	Acres	iii. Unit Square Footage (average)		square feet
	20,590,317	Square feet	iv. Bedroom Mix		
d) Total Lot Coverage (buildings and pavement)	2,877,445	Square feet			
	14%	Percent	v. Number of Single Family Corner Lots	38	units
e) Open space / landscaping	4,026,536	Square feet	vi. Number of Single Family Attached Dwelling Units	0	units
	20%	Percent	i. Gross Density	0.00	du/acre
f) Land to be dedicated to the School District	0	Acres	ii. Net Density	0.00	Net Density
g) Land to be dedicated to the Park District	0	Acres	iii. Unit Square Footage (average)		square feet
h) Number of parking spaces provided (individually accessible)			iv. Bedroom Mix		
i. surface parking lot	0	spaces			
perpendicular	0	spaces			
parallel	0	spaces			
angled	0	spaces			
handicapped	0	spaces	m) Number of Multifamily Dwelling Units	0	units
ii. enclosed	0	spaces	i. Gross Density	0.00	du/acre
iii. bike	0	racks	ii. Net Density	0.00	Net Density
			iii. Unit Square Footage (average)		square feet
i) Number of buildings			iv. Bedroom Mix		
i. Number of stories	0	stories			
ii. Building Square Footage (typical)	3,000	square feet			
iii. Square Footage of retail floor area	0	square feet			
iv. First Floor Building Square Footage (typical)	0	square feet			

Manhard CONSULTING
 700 Springer Drive, Lombard, IL 60148, phone: 630.991.8800, fax: 630.991.8885, manhard.com
 Environmental Scientists | Landscapers | Engineers & Planners
 Construction Managers | Environmental Scientists | Landscapers | Architects | Planners

LINCOLN PRAIRIE - DEL WEBB
 CITY OF AURORA, ILLINOIS
 PRELIMINARY PLAN - DEL WEBB

PROJ. MGR.: JMI
 PROJ. ASSOC.: JMI
 DRAWN BY: JMI
 DATE: 1/21/2021
 SCALE: 1"=100'

SHEET
1 OF **3**
 PUL.AUL01

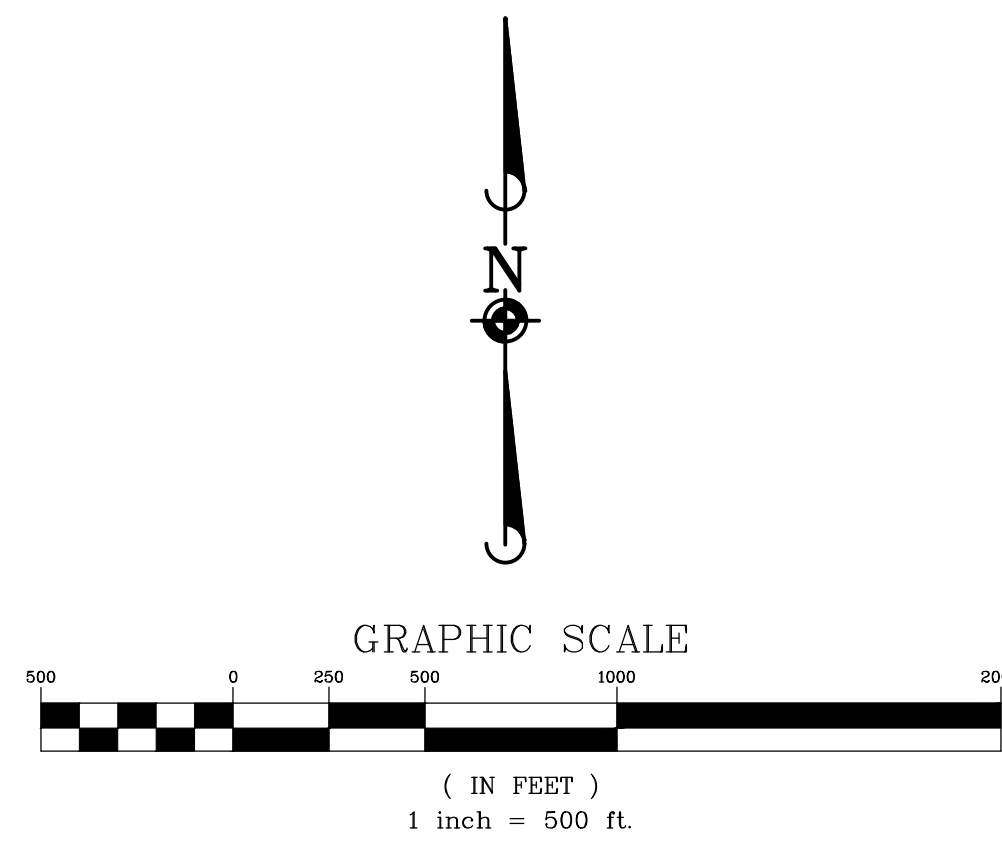
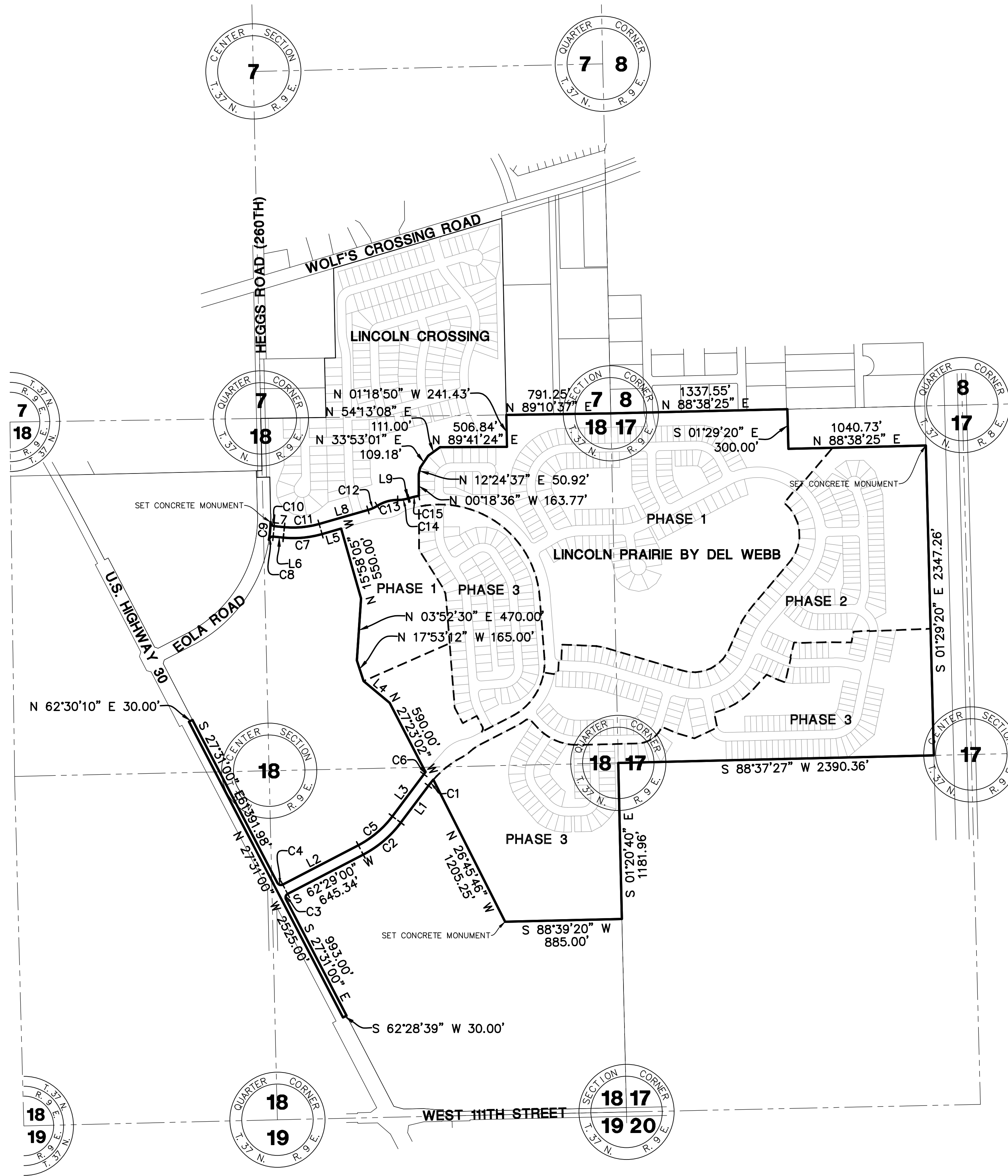
PRELIMINARY PLAT OF LINCOLN PRAIRIE BY DEL WEBB

BEING A SUBDIVISION OF THAT PART OF SECTION 17 AND 18, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

CITY RESOLUTION: _____ PASSED ON: _____

LINE TABLE		
LINE	BEARING	LENGTH
L1	S36°47'48"W	348.55'
L2	N62°29'00"E	645.34'
L3	N36°47'48"E	397.86'
L4	N50°12'39"W	257.50'
L5	S74°01'55"W	150.00'
L6	S27°31'00"E	1391.98'
L7	S84°30'12"E	77.56'
L8	N74°01'55"E	384.75'
L9	N74°01'55"E	10.00'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	760.00'	60.00'	S39°03'30"W	59.98'
C2	840.00'	376.59'	S49°38'24"W	373.44'
C3	30.00'	47.12'	S17°29'00"W	42.43'
C4	30.00'	47.12'	S72°31'00"E	42.43'
C5	760.00'	340.72'	N49°38'24"E	337.88'
C6	840.00'	21.16'	N37°31'06"E	21.16'
C7	790.00'	295.96'	S84°45'51"W	294.23'
C8	30.00'	45.25'	S52°17'18"W	41.08'
C9	1090.00'	136.34'	N05°29'48"E	136.25'
C10	30.00'	45.25'	S41°17'42"E	41.08'
C11	710.00'	265.99'	N84°45'51"E	264.44'
C12	280.00'	78.05'	N66°02'48"E	77.79'
C13	290.00'	161.67'	N74°01'55"E	159.58'
C14	280.00'	78.05'	N82°01'02"E	77.79'
C15	840.00'	75.70'	N76°36'49"E	75.68'



ABBREVIATIONS

C.E. = CITY EASEMENT

OWNER

LINCOLN PRAIRIE AURORA LLC
ATTN: JAMES HAMMAN, MANAGER
6275 STATE ROUTE 71
OSWEGO, IL 60543

DEVELOPER

PULTE HOME COMPANY, LLC
1900 EAST GOLF ROAD, SUITE 300
SCHAUMBURG, ILLINOIS 60173

PROPERTY AREA

LOT AREA = 3,719,664 SQ. FT. (85.393 ACRES)
OUTLOT AREA = 6,461,578 SQ. FT. (148.337 ACRES)
RIGHT OF WAY AREA = 1,953,468 SQ. FT. (44.845 ACRES)
TOTAL DEL WEBB AREA = 12,134,710 SQ. FT. (278.575 ACRES)

LOT TYPES

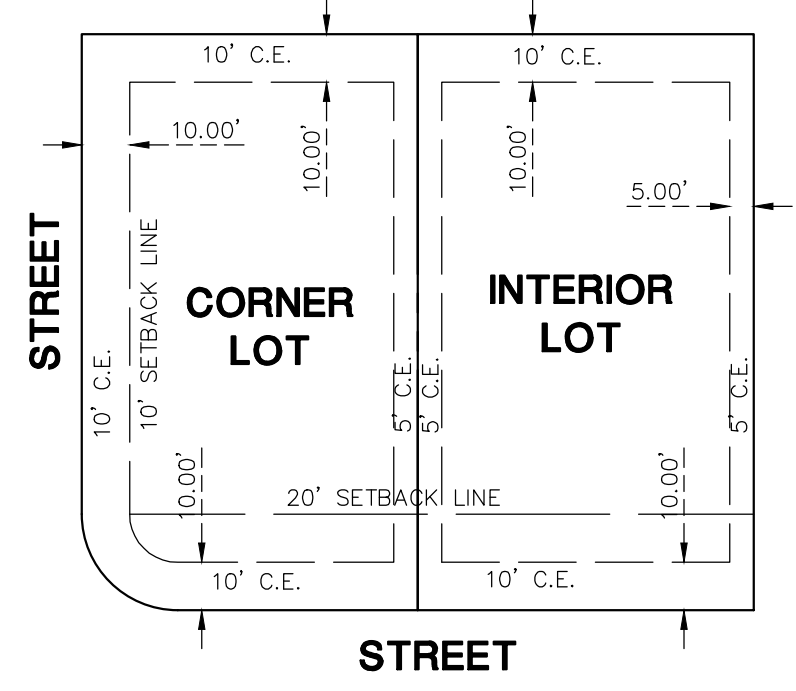
SCENIC LOTS (44'x120') = 206-251, 289-291, 375-520
DISTINCTIVE LOTS (50'x120') = 179-205, 252-288, 292-295, 299-302, 342-374, 530-669
ECHELON LOTS (62'x120') = 163-178, 296-298, 303-341, 521-529, 670-710

BUILDING SETBACKS

- FRONT YARDS: 20' MINIMUM
- SIDE YARD: 5' EACH SIDE MINIMUM
- REAR YARD: 20' MINIMUM
- CORNER SIDE YARD: 10' MINIMUM
- REVERSE CORNER SIDE YARD: 10' MINIMUM

TYPICAL LOT DETAIL

UNLESS OTHERWISE NOTED ON THE PLAT



SHEET INDEX

SHEET 1:	OVERALL BOUNDARY
SHEET 2-14:	LOT AND EASEMENT DETAILS

Development Data Table: Preliminary Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 01-18-200-001, 01-18-200-002, 01-18-200-003 01-18-400-005, 01-18-400-006, 01-18-100-010 01-17-100-021, 01-17-100-023		
b) Subdivided Area	278.575	Acres
	12,134,710	Square Feet
c) Proposed New Right-of-way	44.845	Acres
	1,953,468	Square Feet
	25,651	Linear Feet of Centerline
d) Proposed New Easements	111,495	Acres
	4,856,706	Square Feet

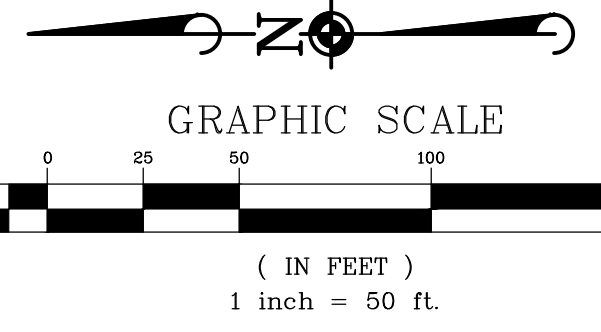
Manhard CONSULTING LTD.
 Civil Engineers • Surveyors • Water Resource Engineers • Wetland & Wetland Assessment Engineers • Land Surveyors • Environmental Scientists • Landscape Architects • Planners
 2021 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED.

LINCOLN PRAIRIE BY DEL WEBB
AURORA, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR: JJD
 PROJ. ASSOC: PGA
 DRAWN BY: PGA
 DATE: 01/22/21
 SCALE: 1"=500'
SHEET
1 OF 13
 PULAU101

PRELIMINARY PLAT
OF
LINCOLN PRAIRIE BY DEL WEBB

SEE SHEET 4



UNSUBDIVIDED
OWNER/TAXPAYER:
VALLEY VENTURES INC

OUTLOT K
1,514,070 S.F.

OUTLOT K
1,514,070 S.F.

OUTLOT C

OUTLOT S
157,701 S.F.

OUTLOT TT
4,346 S.F.

LINCOLN CROSSING SUBDIVISION

OUTLOT E

SEE SHEET 8

SEE SHEET 7

SEE SHEET 3

Revision table with columns for DATE, REVISIONS, and DESCRIPTION.



LINCOLN PRAIRIE BY DEL WEBB
AURORA, ILLINOIS

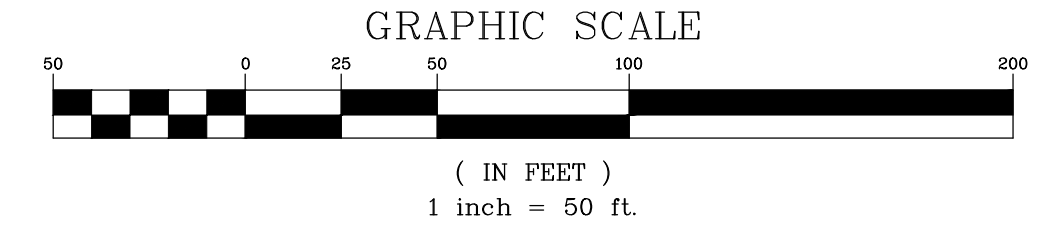
PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.: JD
PROJ. ASSOC.: PGA
DRAWN BY: PGA
DATE: 01/22/21
SCALE: 1"=50'
SHEET
3 OF 13
PULAUUI01

January 21, 2021 - 14:00 Des Name: P:\Pulauui01\Draws\Final\LincolnPrairieByDelWebb.dwg Updated By: idamb...

© 2021 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

PRELIMINARY PLAT OF LINCOLN PRAIRIE BY DEL WEBB



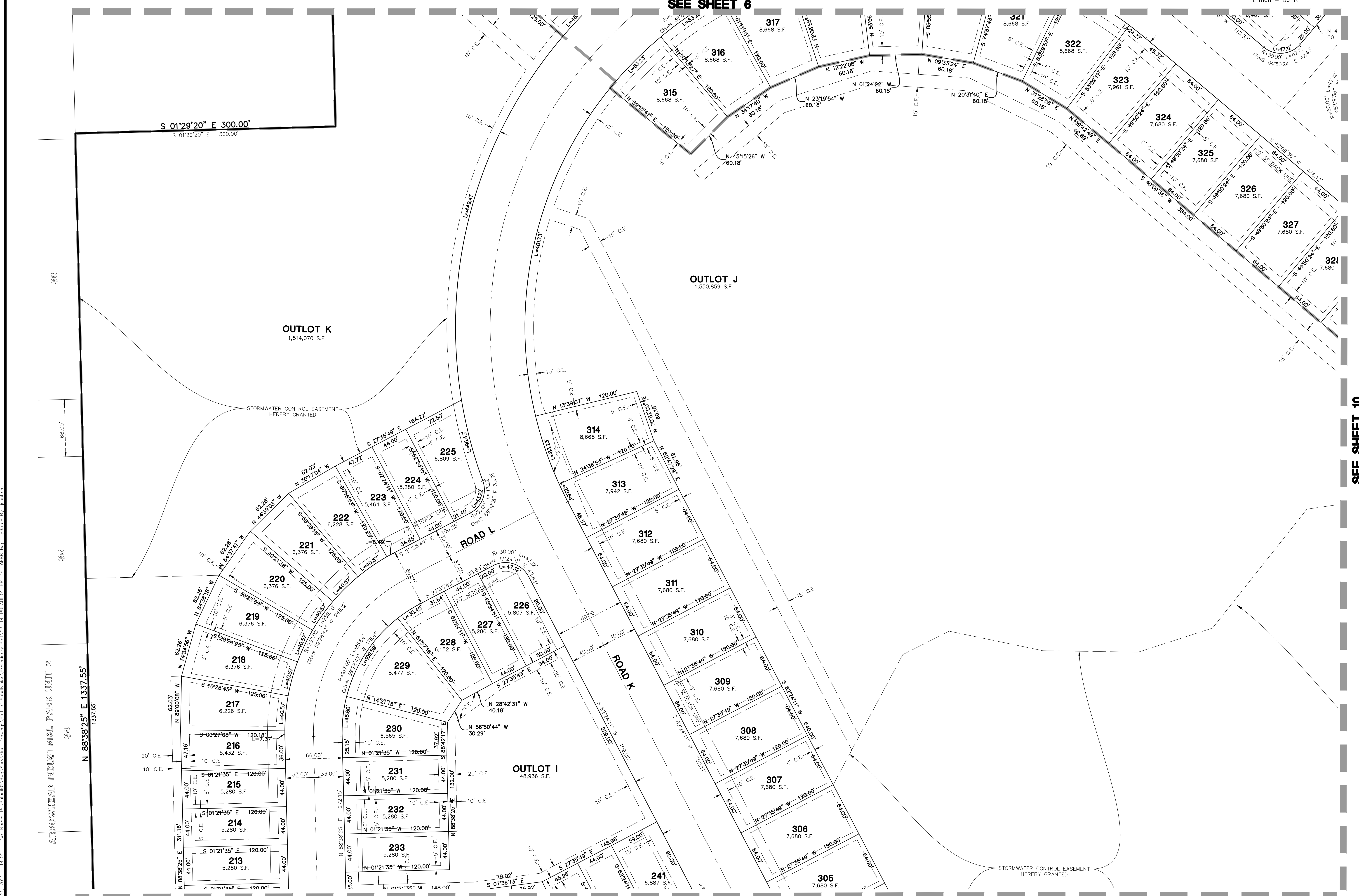
SEE SHEET 6

OUTLOT J
1,550,859 S.F.

OUTLOT K
1,514,070 S.F.

SEE SHEET 4

SEE SHEET 10



DATE	REVISIONS

Manhard
CONSULTING LTD.

Civil Engineers • Surveyors • Wetland Resource Engineers • Wetland Scientists • Wetland Planners • Environmental Scientists • Environmental Engineers • Environmental Planners • Construction Managers • Environmental Scientists • Landscape Architects • Planners

LINCOLN PRAIRIE BY DEL WEBB
AURORA, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

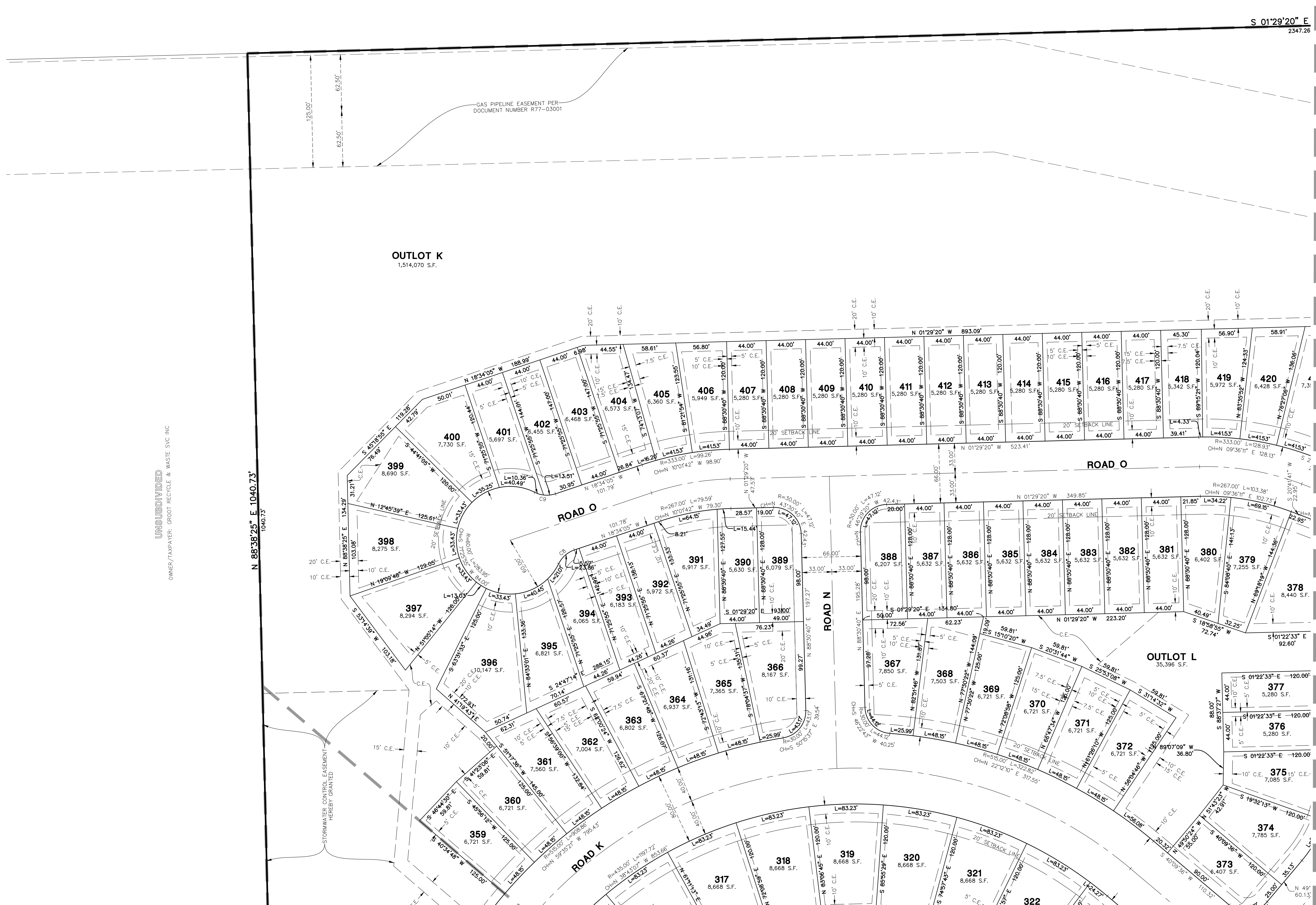
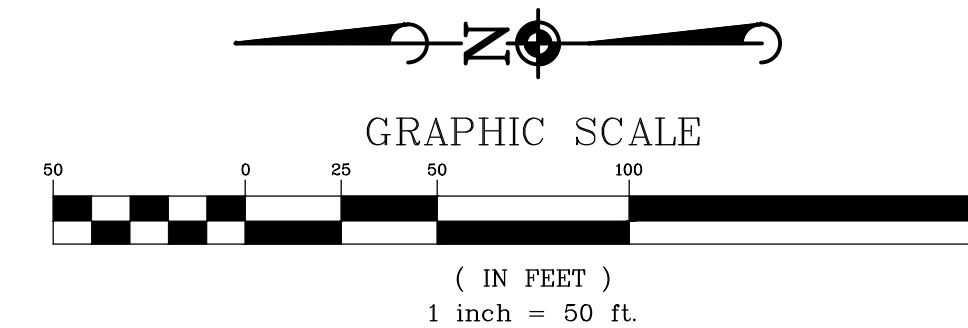
PROJ. MGR.: JID
PROJ. ASSOC.: PGA
DRAWN BY: PGA
DATE: 01/22/21
SCALE: 1"=50'

SHEET
5 OF **13**
PULAU101

January 21, 2021, 14:00 Des Name: P:\Pulau101\Draws\Final\LincolnPrairie\LincolnPrairie_Plat.dwg - 14-PULAU101-PP-DEL WEBB.dwg Updated By: idanham

PRELIMINARY PLAT OF LINCOLN PRAIRIE BY DEL WEBB

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C8	30.00'	23.86'	N41°21'17"W	23.24'
C9	30.00'	23.86'	S04°13'06"W	23.24'



UNSUBDIVIDED
OWNER/TAXPAYER: GROOT RECYCLE & WASTE SVC INC

January 21, 2021 - 14:00 Des Name: P:\Pulauil01\Area\Subdivision\Pre\LincolnPrairie\Plat\03-14-PULAUIL01-PR-DL WEBB.dwg Updated By: idanham

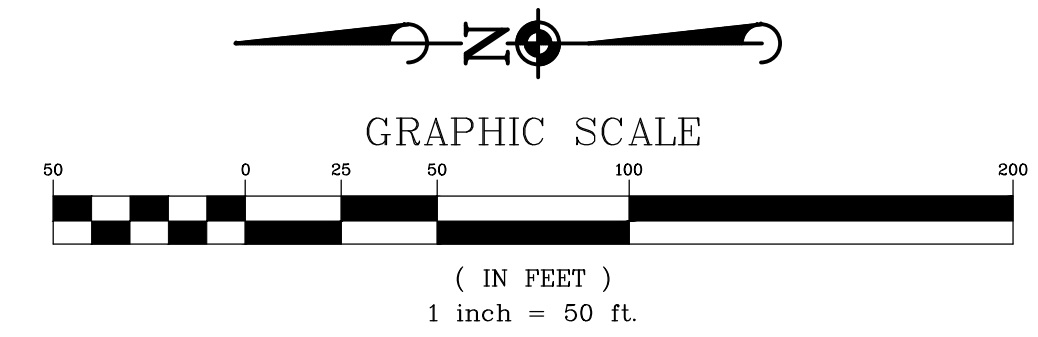
DRAWN BY: _____
DATE: _____
REVISIONS: _____

Manhard CONSULTING LTD
Civil Engineers • Surveyors • Water Resources Engineers • Wetland & Wetswater Engineers • Environmental Scientists • Environmental Scientists • Planners
Construction Managers • Landscape Architects • Planners

LINCOLN PRAIRIE BY DEL WEBB
AURORA, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.: JID
PROJ. ASSOC.: PGA
DRAWN BY: PGA
DATE: 01/22/21
SCALE: 1"=50'
SHEET
6 OF 13
PULAUIL01

PRELIMINARY PLAT OF LINCOLN PRAIRIE BY DEL WEBB



SEE SHEET 9



SEE SHEET 3

SEE SHEET 13

SEE SHEET 7

SEE SHEET 12

DRAWN BY	
REVISIONS	
DATE	

Manhard
CONSULTING LTD.

Civil Engineers • Surveyors • Water Resources Engineers • Urban & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

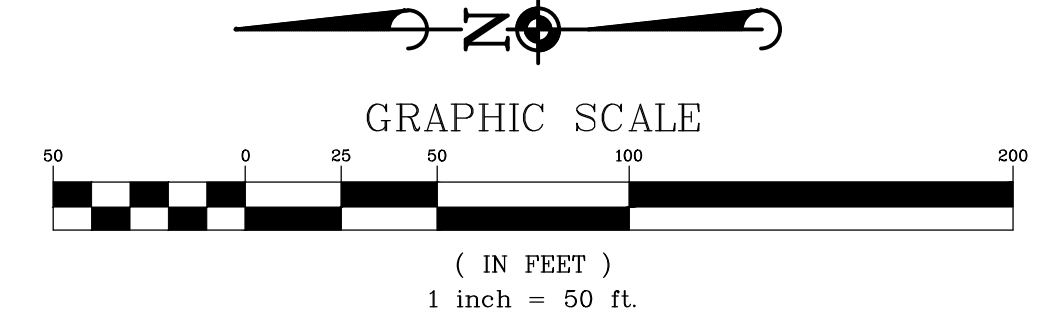
LINCOLN PRAIRIE BY DEL WEBB
AURORA, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.:	JJD
PROJ. ASSOC.:	PGA
DRAWN BY:	PGA
DATE:	01/22/21
SCALE:	1" = 50'
SHEET	8 OF 13
	PULAUOI

January 21, 2021, 14:00 Des Name: P:\Pulauoi\Draws\Final\LincolnPrairie\LincolnPrairie_Plat.dwg User: JJD

© 2021 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED.

PRELIMINARY PLAT
OF
LINCOLN PRAIRIE BY DEL WEBB



SEE SHEET 10

SEE SHEET 4

SEE SHEET 13

SEE SHEET 8

STORMWATER CONTROL EASEMENT
HEREBY GRANTED

OUTLOT O
108,690 S.F.

OUTLOT J
1,550,859 S.F.

OUTLOT P
157,384 S.F.

OUTLOT Q
64,264 S.F.

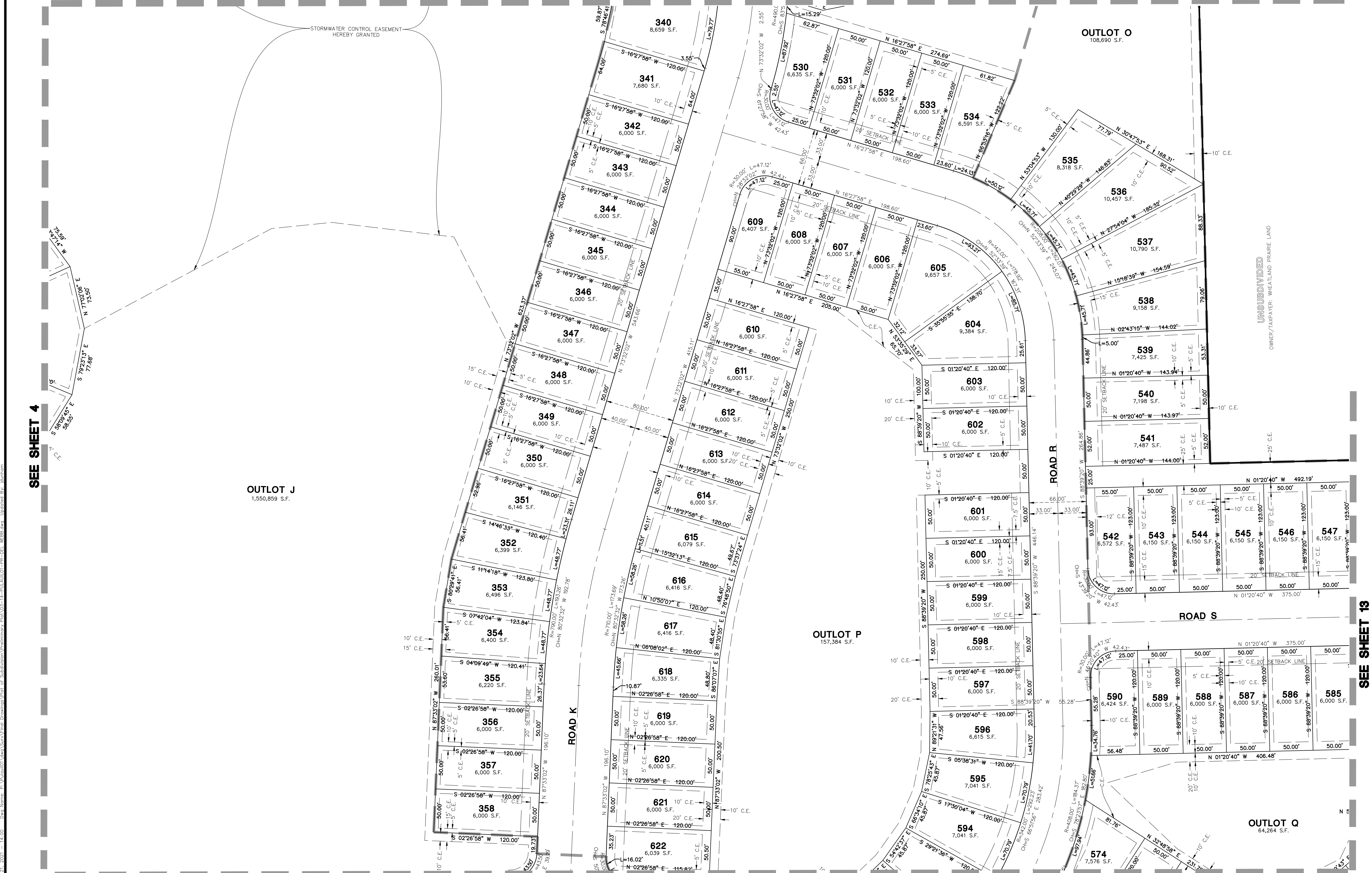


Table with columns for DATE and REVISIONS.

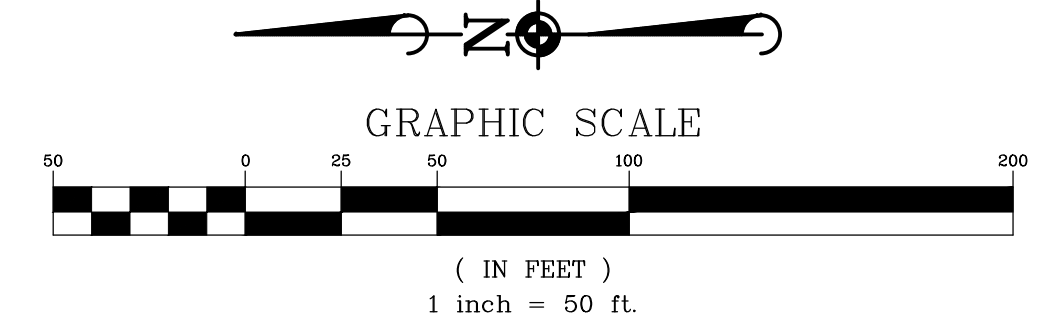
Manhard CONSULTING LTD.
Civil Engineers • Surveyors • Water Resource Engineers • Wetland & Wetwater Engineers • Planners
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LINCOLN PRAIRIE BY DEL WEBB
AURORA, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

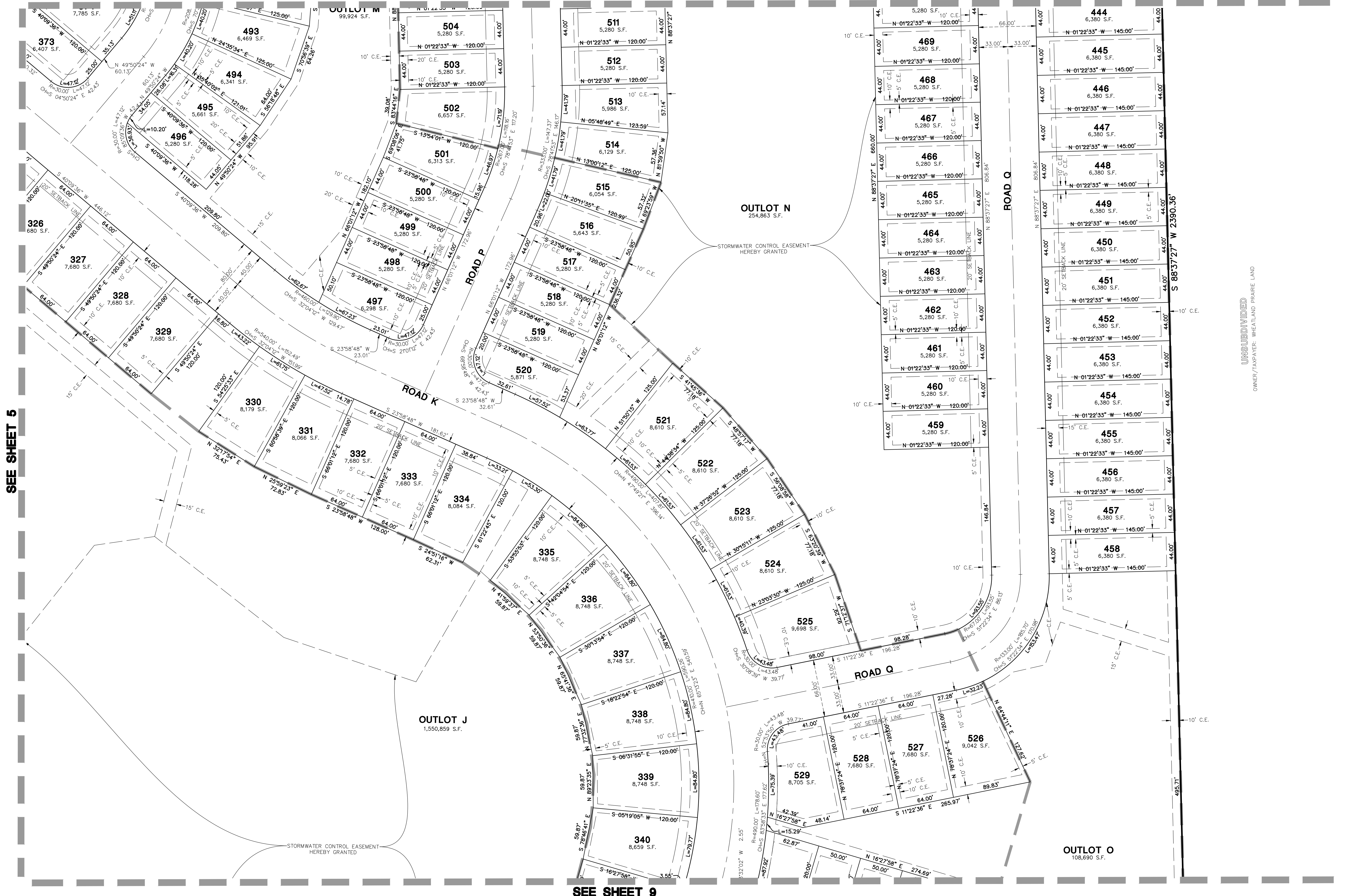
January 21, 2021 - 14:00 Des Name: P:\Pulauoi\Map\Subdivision\Plot of Subdivision\Final\Drawings\Plot of Subdivision\Pre-Del Webb.dwg Uploaded By: Administrator

© 2021 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED.

**PRELIMINARY PLAT
OF
LINCOLN PRAIRIE BY DEL WEBB**



SEE SHEET 11



SEE SHEET 9

SEE SHEET 5

UNSUBDIVIDED
OWNER/TAXPAYER: WHEATLAND PRAIRIE LAND

DATE	
REVISIONS	

Manhard CONSULTING LTD
 Civil Engineers • Surveyors • Wetland Resource Engineers • Wetland & Wetland Assessment Engineers • Wetland & Wetland Assessment Planners • Wetland & Wetland Assessment Scientists • Wetland & Wetland Assessment Technicians • Wetland & Wetland Assessment Technicians • Wetland & Wetland Assessment Technicians

LINCOLN PRAIRIE BY DEL WEBB
AURORA, ILLINOIS

PRELIMINARY PLAT OF SUBDIVISION

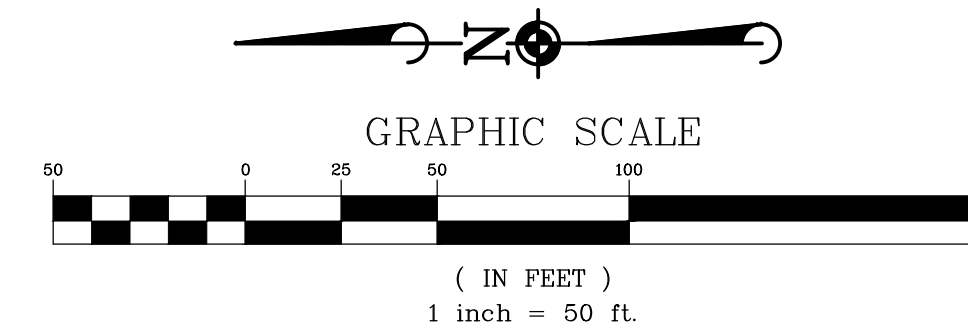
PROJ. MGR.:	JJD
PROJ. ASSOC.:	PGA
DRAWN BY:	PGA
DATE:	01/22/21
SCALE:	1" = 50'

SHEET
10 OF **13**
PULAUILO1

January 21, 2021 - 14:00 Des Name: P:\Pulaui101\Draws\Subdivision\Preliminary\Plot\A01-14-PULAUILO1-PR-DL WEBB.dwg Uploaded By: jdanham

© 2021 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED.

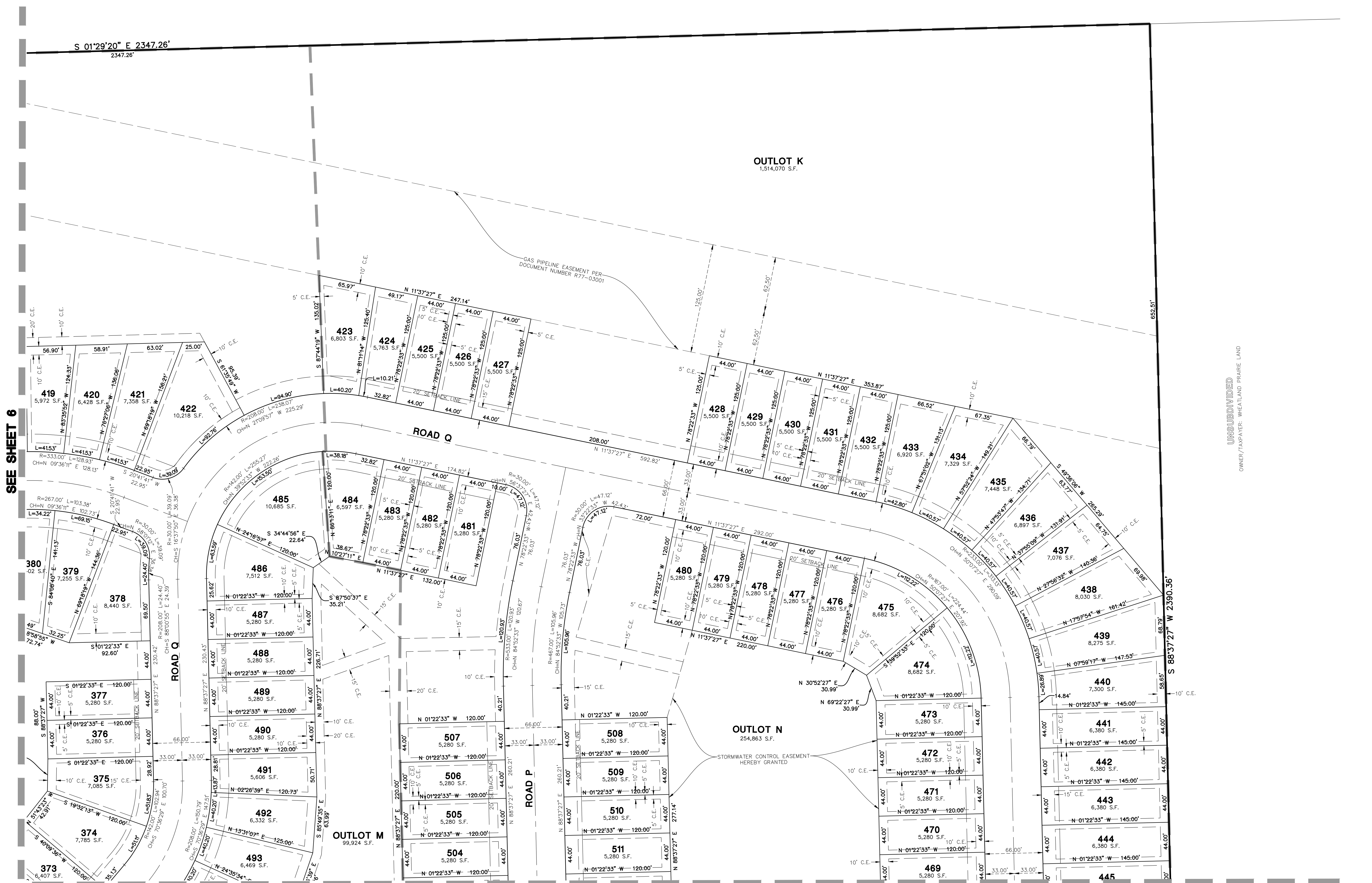
PRELIMINARY PLAT OF LINCOLN PRAIRIE BY DEL WEBB



NO.	REVISIONS	DATE

Manhard
CONSULTING LTD.

Civil Engineers • Surveyors • Wetland Resource Engineers • Wetland & Wetwater Engineers • Wetland Scientists • Wetland Planners
Construction Managers • Environmental Scientists • Landscape Architects • Planners



SEE SHEET 6

SEE SHEET 10

UNSUBDIVIDED
OWNER/TAXPAYER: WHEATLAND PRAIRIE LAND

LINCOLN PRAIRIE BY DEL WEBB
AURORA, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.: JID
PROJ. ASSOC.: PGA
DRAWN BY: PGA
DATE: 01/22/21
SCALE: 1"=50'
SHEET
11 OF **13**
PULAUOI1

January 21, 2021 - 14:00 Des Name: P:\pulaui01\Des\Final\Domina\Plat of Subdivision\ Preliminary Plat\Aurora\LincolnPrairieByDelWebb.dwg Updated By: Alanham

EXHIBIT C
GENERAL LAND USE PLAN

January 20, 2021

From: Lincoln Prairie Aurora LLC
6275 State Route 71
Oswego, IL 60543
Phone: 630-330-9317
Email: laurahamman@comcast.net; daveh.hhstone@gmail.com; joehamman0105@gmail.com
dugganjpd@aol.com

To: City of Aurora, Planning and Zoning Division
44 E. Downer Place
Aurora, IL 60507
630-256-3080
coaplanning@aurora-il.org

Re: Authorization Letter for: Approximately 520 acres on the SEC of Wolf's Crossing and Eola Road, East of Route 30, North of 111th Street in Aurora, Illinois

To whom it may concern:

As the record owner of the above-stated property I hereby affirm that I have full legal capacity to authorize Pulte Home Company, LLC, and its representatives, to act as the owner's agent through the Land Use Petition process with the City of Aurora for said property.


Signature:

Lincoln Prairie Aurora LLC, owner

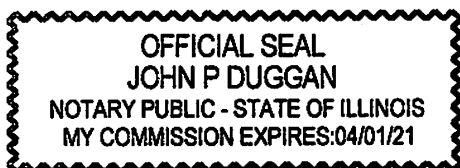


By: Dave Hamman Date: June 20, 2021
One of its Managers

Subscribed and sworn to before me this 20th day of January, 2021.

Notary Signature: 

(seal)



**LEGAL DESCRIPTION FOR
LINCOLN PRAIRIE BY DEL WEBB SUBDIVISION
AURORA, ILLINOIS**

THAT PART OF SECTION 18 AND SECTION 17, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF WILL, STATE OF ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 88 DEGREES 38 MINUTES 25 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1337.55 FEET TO A LINE BEING 1040.73 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LAND CONVEYED TO COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED MAY 24, 1926, AS DOCUMENT 394069; THENCE SOUTH 01 DEGREES 29 MINUTES 20 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 300.00 FEET TO A LINE BEING 300.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 38 MINUTES 25 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1040.73 FEET TO THE WEST LINE OF SAID LAND CONVEYED TO COMMONWEALTH EDISON COMPANY; THENCE SOUTH 01 DEGREES 29 MINUTES 20 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 2347.26 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 37 MINUTES 27 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2390.36 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 20 MINUTES 40 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 1181.96 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 20 SECONDS WEST, A DISTANCE OF 885.00 FEET; THENCE NORTH 26 DEGREES 45 MINUTES 46 SECONDS WEST, A DISTANCE OF 1205.25 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 760.00 FEET, AN ARC DISTANCE OF 60.00 FEET, A CHORD BEARING SOUTH 39 DEGREES 03 MINUTES 30 SECONDS WEST, AND A CHORD DISTANCE OF 59.98 FEET TO A POINT OF TANGENCY; THENCE SOUTH 36 DEGREES 47 MINUTES 48 SECONDS WEST, A DISTANCE OF 348.55 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 840.00 FEET, AN ARC DISTANCE OF 376.59 FEET, A CHORD BEARING SOUTH 49 DEGREES 38 MINUTES 24 SECONDS WEST, AND A CHORD DISTANCE OF 373.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 62 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 645.34 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47.12 FEET, A CHORD BEARING SOUTH 17 DEGREES 29 MINUTES 00 SECONDS WEST, AND A CHORD DISTANCE OF 42.43 FEET TO A POINT OF TANGENCY, SAID POINT BEING ON A LINE PARALLEL WITH AND 30.00 FEET NORTHEAST OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 30 PER DOCUMENT 355964; THENCE SOUTH 27 DEGREES 31 MINUTES 00 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 993.00 FEET; THENCE SOUTH 62 DEGREES 28 MINUTES 39 SECONDS WEST, A DISTANCE OF 30.00 FEET, TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 27 DEGREES 31 MINUTES 00 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2525.00 FEET; THENCE NORTH 62 DEGREES 30 MINUTES 10 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE BEING PARALLEL WITH AND 30.00 FEET NORTHEAST OF SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTH 27 DEGREES 31 MINUTES 00 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1391.98 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47.12 FEET, A CHORD BEARING SOUTH 72 DEGREES 31 MINUTES 00 SECONDS EAST, AND A CHORD DISTANCE OF 42.43 FEET TO A POINT OF TANGENCY; THENCE NORTH 62 DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 645.34 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 760.00 FEET, AN ARC DISTANCE OF 340.72 FEET, A CHORD BEARING NORTH 49 DEGREES 38 MINUTES 24 SECONDS EAST, AND A CHORD DISTANCE OF 337.88

**LEGAL DESCRIPTION FOR
LINCOLN PRAIRIE BY DEL WEBB SUBDIVISION
AURORA, ILLINOIS**

FEET TO A POINT OF TANGENCY; THENCE NORTH 36 DEGREES 47 MINUTES 48 SECONDS EAST, A DISTANCE OF 397.86 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 840.00 FEET, AN ARC DISTANCE OF 21.16 FEET, A CHORD BEARING NORTH 37 DEGREES 31 MINUTES 06 SECONDS EAST, AND A CHORD DISTANCE OF 21.16 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 27 DEGREES 23 MINUTES 02 SECONDS WEST, A DISTANCE OF 590.00 FEET; THENCE NORTH 50 DEGREES 12 MINUTES 39 SECONDS WEST, A DISTANCE OF 257.50 FEET; THENCE NORTH 17 DEGREES 53 MINUTES 12 SECONDS WEST, A DISTANCE OF 165.00 FEET; THENCE NORTH 03 DEGREES 52 MINUTES 30 SECONDS EAST, A DISTANCE OF 470.00 FEET; THENCE NORTH 15 DEGREES 58 MINUTES 05 SECONDS WEST, A DISTANCE OF 550.00 FEET; THENCE SOUTH 74 DEGREES 01 MINUTES 55 SECONDS WEST, A DISTANCE OF 150.00 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 790.00 FEET, AN ARC DISTANCE OF 295.96 FEET, A CHORD BEARING SOUTH 84 DEGREES 45 MINUTES 51 SECONDS WEST, AND A CHORD DISTANCE OF 294.23 FEET TO A POINT OF TANGENCY; THENCE NORTH 84 DEGREES 30 MINUTES 12 SECONDS WEST 77.56 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 45.25 FEET, A CHORD BEARING SOUTH 52 DEGREES 17 MINUTES 18 SECONDS WEST, AND A CHORD DISTANCE OF 41.08 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF EOLA ROAD PER DOCUMENT R2020116928; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY LINE, BEING A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1090.00 FEET, AN ARC DISTANCE OF 136.34 FEET, A CHORD BEARING NORTH 05 DEGREES 29 MINUTES 48 SECONDS EAST, AND A CHORD DISTANCE OF 136.25 FEET; THENCE SOUTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 45.25 FEET, A CHORD BEARING SOUTH 41 DEGREES 17 MINUTES 42 SECONDS EAST, AND A CHORD DISTANCE OF 41.08 FEET TO A POINT OF TANGENCY; THENCE SOUTH 84 DEGREES 30 MINUTES 12 SECONDS EAST 77.56 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 710.00 FEET, AN ARC DISTANCE OF 265.99 FEET, A CHORD BEARING NORTH 84 DEGREES 45 MINUTES 51 SECONDS EAST, AND A CHORD DISTANCE OF 264.44 FEET TO A POINT OF TANGENCY; THENCE NORTH 74 DEGREES 01 MINUTES 55 SECONDS EAST 384.75 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 78.05 FEET, A CHORD BEARING NORTH 66 DEGREES 02 MINUTES 48 SECONDS EAST, AND A CHORD DISTANCE OF 77.79 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 161.67 FEET, A CHORD BEARING NORTH 74 DEGREES 01 MINUTES 55 SECONDS EAST, AND A CHORD DISTANCE OF 159.58 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 78.05 FEET, A CHORD BEARING NORTH 82 DEGREES 01 MINUTES 02 SECONDS EAST, AND A CHORD DISTANCE OF 77.79 FEET TO A POINT OF TANGENCY; THENCE NORTH 74 DEGREES 01 MINUTES 55 SECONDS EAST 10.00 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 840.00 FEET, AN ARC DISTANCE OF 75.70 FEET, A CHORD BEARING NORTH 76 DEGREES 36 MINUTES 49 SECONDS EAST, AND A CHORD DISTANCE OF 75.68 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 00 DEGREES 18 MINUTES 36 SECONDS WEST, A DISTANCE OF 45.77 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 36 SECONDS WEST, A DISTANCE OF 118.00 FEET; THENCE NORTH 12 DEGREES 24 MINUTES 37 SECONDS EAST, A DISTANCE OF 50.92 FEET; THENCE NORTH 33 DEGREES 53 MINUTES 01 SECONDS EAST, A DISTANCE OF 109.18 FEET; THENCE NORTH 54 DEGREES 13 MINUTES 08 SECONDS EAST, A DISTANCE OF 111.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 24 SECONDS EAST, A DISTANCE OF 506.84 FEET; THENCE NORTH 01 DEGREES 18 MINUTES 50 SECONDS

**LEGAL DESCRIPTION FOR
LINCOLN PRAIRIE BY DEL WEBB SUBDIVISION
AURORA, ILLINOIS**

WEST, A DISTANCE OF 241.43 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE NORTH 89 DEGREES 10 MINUTES 37 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 791.25 FEET TO THE POINT OF BEGINNING.
CONTAINING 12,134,710 SQUARE FEET (278.575 ACRES), MORE OR LESS