

# City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | Web: [www.aurora-il.org](http://www.aurora-il.org)



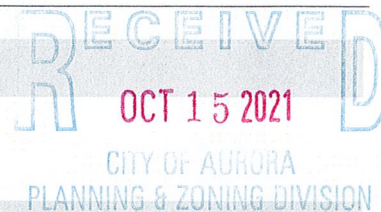
21,306

## Land Use Petition

### Subject Property Information

Address / Location: south of Wolf's Crossing and east of Eola Road

Parcel Number(s): 01-18-200-001, 01-18-200-002, 01-18-200-003, 01-17-100-021, 01-17-100-023



### Petition Request

Requesting approval of a Final Plat for Phase 1 of Lincoln Prairie by Del Webb Subdivision generally located south of Wolf's Crossing and east of Eola Road

Requesting approval of a Final Plan for Phase 1 of Lincoln Prairie by Del Webb Subdivision generally located south of Wolf's Crossing and east of Eola Road

### Attachments Required

(a digital file of all documents is also required)

|                                                         |                                          |                                        |
|---------------------------------------------------------|------------------------------------------|----------------------------------------|
| Development Tables Excel Worksheet - digital only (1-0) | Two Paper and One pdf Copy of:           | Two Paper and pdf Copy of:             |
| Word Document of: Legal Description (2-1)               | Fire Access Plan (2-6)                   | Final Plan (2-4)                       |
|                                                         | Address Plat (2-17)                      | Final Plat (2-5)                       |
| One Paper and pdf Copy of:                              | Final Engineering Plans (2-16)           | Landscape Plan (2-7)                   |
| Qualifying Statement (2-1)                              | Stormwater Permit Application (App 1-14) | Building and Signage Elevations (2-11) |
| Plat of Survey (2-1)                                    | Project Information Sheet                |                                        |
| Legal Description (2-1)                                 | Stormwater Report (2-10)                 |                                        |
| Letter of Authorization (2-2)                           | Soil Investigation Report                |                                        |
| Proposed CC and Rs OR Lease Restrictions (2-1)          | Wetland Determination Report             |                                        |
|                                                         | Drain Tile Survey                        |                                        |

Petition Fee: \$5,500.00

Payable to: City of Aurora

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT, the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature: Ty Morris Date 10/11/2021

Print Name and Company: Ty Morris, Director Of Land Development

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 11th day of October 2021

State of ILLINOIS

) SS

County of COOK

Joanne M. Bowers  
Notary Signature

NOTARY PUBLIC SEAL

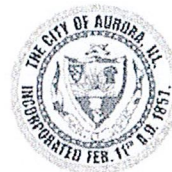
OFFICIAL SEAL  
JOANNE M BOWERS  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 9/5/2025

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|                                                         | Drain Tile Survey                        |                                        |

Petition Fee: \$5,500.00

Payable to: City of Aurora

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT, the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature: Patricia A. Bernhardt, authorizing Date 10/12/2021

Print Name and Company: Patricia A. Bernhardt, Rosanova & Whitaker, Ltd.

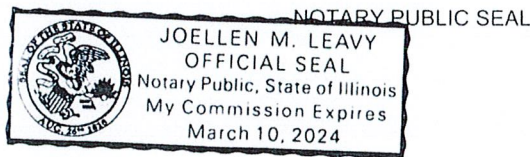
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 12<sup>th</sup> day of October, 2021

State of Illinois )

County of DuPage ) SS

Joellen M. Leavy  
Notary Signature





Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL  
phone (630) 256-3080 fax (630) 256-3081 email COAPPlanning@aurora-il.org

1-6

## Filing Fee Worksheet

**Project Number:** 0

**Petitioner:** Pulte Home Company, LLC

**Number of Acres:** 115.53

**Number of Street Frontages:** 1.00

**Non-Profit** 0

**Linear Feet of New Roadway:** 9611

**New Acres Subdivided (if applicable):** 115.53

**Area of site disturbance (acres):** 136.44

### Filling Fees Due at Land Use Petition:

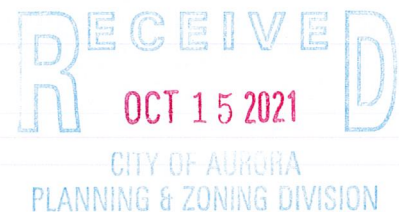
|             |                              |             |
|-------------|------------------------------|-------------|
| Request(s): | Final Plan & Plat            | \$ 4,250.00 |
|             | Final Engineering Filing Fee | \$ 1,250.00 |
|             |                              |             |
|             |                              |             |
|             |                              |             |
|             |                              |             |

**Total:** **\$5,500.00**

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

Verified By: Tracey Vacek

Date: 10/8/2021





Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL  
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org



## Project Contact Information Sheet

### Project Number:

**Petitioner Company (or Full Name of Petitioner):** Pulte Home Company, LLC

### 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.: \_\_\_\_\_

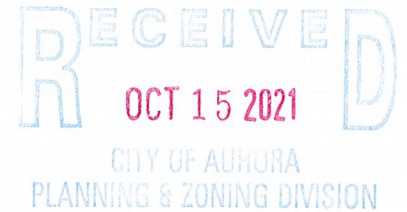
### Additional Contact #3

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        )ss.  
                                      )  
CITY OF AURORA         )



**PETITION TO THE CITY OF AURORA PLANNING AND ZONING COMMISSION**  
**FOR APPROVAL OF FINAL PLAN AND PLAT FOR**  
**PHASE I 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 the Final PDD Plan and Final Plat for Phase I 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 Final Plat submitted herewith as **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 Lincoln Prairie 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 111<sup>th</sup> Street, and West of the Canadian National Railroad tracks (“Lincoln Prairie Property”).
4. The existing land uses surrounding the Lincoln Prairie 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 Lincoln Prairie Property in a number of phases.
6. Petitioner has purchased the Lincoln Crossing portion of the Lincoln Prairie Property and has received approval of the Final Plan and Plat for Lincoln Crossing.
7. Lincoln Prairie by Del Webb is the second stage of the development of the Lincoln Prairie Property, which will be developed in three phases.

#### **QUALIFYING STATEMENT**

Lincoln Prairie by Del Webb will be developed with 55+ age-restricted, detached single-family residence. Pulte has received approval of a Preliminary Plan and Plat of Subdivision for Lincoln Prairie by Del Webb and is now seeking approval of a Final Plan and Final Plat of Subdivision. Pursuant to Section C(5) of the Amended and Restated Annexation Agreement, "Upon approval of a preliminary plan and plat the City shall approve any final plan and plat that substantially conforms to the approved preliminary plan and plat." The Final Plan and Plat for Phase I of Lincoln Prairie by Del Webb are in substantial conformance with the Preliminary Plan and Preliminary Plat and should be approved by the City pursuant to the Amended and Restated Annexation Agreement.

#### **Lincoln Prairie by Del Webb**

As part of the development of Lincoln Prairie, Petitioner is seeking approval of a Final Plan and Plat for Phase I of Lincoln Prairie by Del Webb. This first phase will consist of one hundred sixty-nine (169) detached single-family homes on approximately one hundred sixteen (116) acres. The

following lot dimensions, bulk regulations and encroachments as outlined below were approved by the City during the Preliminary Plan and Plat approval process.

**Bulk Restrictions as Approved in the Plan Description**

1. Maximum lot coverage: 65% of the area of the zoning lot
2. Specific Lot and Building Standard Requirements
  - a. 44 foot wide lots (60 lots) :
    - (1) Minimum lot size: 5,280 square feet
    - (2) Minimum lot width: 44 feet at the building line
    - (3) Minimum floor area
      - i. One story home: 1,500 square feet
      - ii. Two story home: 1,700 square feet
    - (4) The maximum ratio of these lot type shall not exceed 40%
  - b. 50 foot wide lots (70 lots):
    - (1) Minimum lot size: 6,000 square feet
    - (2) Minimum lot width: 50 feet at the building line
    - (3) Minimum floor area
      - i. One story home: 1,600 square feet
      - ii. Two story home: 1,800 square feet
    - (4) A full or partial basement shall be offered for all dwelling units.
  - c. 64 foot wide lots (39 lots):
    - (1) Minimum lot size: 7,680 square feet
    - (2) Minimum lot width: 64 feet at the building line
    - (3) Minimum floor area

- i. One story home: 2,200 square feet
    - ii. Two story home: 2,400 square feet
  - (4) A full or partial basement shall be offered for all dwelling units.
- d. Open space lots:
  - (1) No Minimum lot size and lot width shall be required.
- 3. Minimum setbacks shall be as follows:
  - a. Front Yard Setback: 20 feet
  - b. Rear Yard Setback: 20 feet
  - c. Corner Side Yard Setback: 10 feet
  - d. Reverse Corner Side Yard Setback: 10 feet
  - e. Interior Side Yard Setback: 5 feet
- 4. Maximum height of 35 feet or 2.5 stories
- 5. Maximum density: 2.5 dwelling units per gross acre
- 6. Permitted Structure and Obstructions shall be pursuant to Section 105.9, "Obstructions" and Table 4 of the Zoning Ordinance, specifically permitting the following:
  - a. Patios, porches, decks or terraces shall be permitted obstructions not closer than five (5) feet from the rear property line.
  - b. Architectural elements and other appurtenances thirty-six (36) inches or less, including eaves, shall be permitted obstructions in any required yard or setback, but may not encroach into any city easement.
- 7. All parking and loading shall be pursuant to Section 105.13, "Off-Street Parking and Loading" of the Zoning Ordinance.

These approved lot dimensions, bulk regulations, setbacks, floor areas, and encroachments 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 active, busy lives and choose to spend time and money on other activities and have little interest in doing yardwork. Further, the Lincoln Prairie by Del Webb homeowners' association will perform 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.

This Property will be developed as an age-restricted, 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 times, 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 age-restricted community will be 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. The Scenic Series homes vary in size from 1,502 square feet to 1,595 square feet, without options. There are three (3) models, the Vista, the Meadow, and the Mirage, with each model having six (6) different elevations. The Scenic Series will be constructed on the 5,280 square foot lots. The Distinctive Series homes vary in size from 1,646 square feet to 2,060 square feet, without options. There are four (4) models, the Prosperity, the Mystique, the Palmary, and the Prestige, with each model having six (6) different elevations, except the Prosperity, which has seven (7) different elevations. The Distinctive Series models will be constructed on the 6,000 square foot lots. The Echelon Series homes vary in size from 2,213 square feet to 2,754 square feet. There are three (3) models, the Stardom, the Stellar, and the Renown, with each model having five (5) different elevations, except the Stellar, which has seven (7) different elevations. The Echelon Series homes will be constructed on the 7,680 square foot lots.

An approximate eleven (11) acre amenity center will be constructed overlooking the pond,

with such features as a pool, barbeque area, tennis courts, bocce ball courts, , outdoor game tables, yoga lawn space, and pickle ball courts. The amenity center shall consist of approximately 15,600 square foot building with space left for expansion of the amenity center, tennis courts, pickle ball court, in the future if necessary. The amenity center has a parking lot with 115 regular parking spaces, 14 ADA handicap spaces for a total of 129 parking spaces. The amenity center plans and building elevations submitted with this application are hereby approved. Minor revisions to the submitted amenity center plans and elevations may be approved by staff without City Council approval. 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, 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 features architecture which is consistent with market trends for age-restricted communities, with low maintenance exteriors. The home model elevations submitted with this application are hereby approved. Minor revisions to the submitted model elevations may be approved by staff without City Council approval. 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 so as 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 has annexed

the Property to Fox Metro and has an agreement with Fox Metro to provide a one-acre parcel to Fox Metro for the construction of a regional lift station which will 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, as other phases are constructed, one access 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.

Pursuant to Section B, Paragraph 16(b) of the Amended and Restated Annexation Agreement, no school land/cash donation shall be required for Lincoln Prairie by Del Webb as long as the Property is encumbered by the Covenant attached to the Amended and Restated Annexation Agreement at Exhibit F. Pursuant to Section B, Paragraph 16(d) of the Amended and Restated Annexation Agreement, in lieu of dedication of land or payment of a park contribution, Pulte shall construct a pedestrian bridge across Eola Road near the Eola Road entrance to Lincoln Prairie by Del Webb. The construction of the pedestrian bridge shall satisfy the entire Fox Valley Park District donation.

## **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 for the City to provide diverse housing types and additional housing stock to accommodate the needs of Aurora's population. 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 by providing a housing product for the fastest growing segment of the population. Lincoln Prairie by Del Webb will improve the vacant, underperforming Property, creating 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, vacant land with proposed age-restricted residential uses, utility, and railroad uses to the East, vacant land with proposed age-restricted residential 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, other age-restricted

residential uses and flex-residential parcels, light industrial, utility and railway uses. In fact, Lincoln Prairie by Del Webb will have a positive impact by providing security and consistency to those uses in the area. By developing the vacant, underperforming Property consistent with the Final Plan and Plat for Lincoln Prairie by Del Webb, Petitioner will preserve the 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 negatively affect 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, South, East, and proposed flex-residential to the West. The development of the Property will eliminate any uncertainty of development for this area. In addition to removing uncertainty, the construction of new single-family, age-restricted homes will provide a stable market, 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 Developer 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 provide a parcel to Fox Metro for the construction of a regional lift station to serve the Property with sanitary sewer service. 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 a connected residential community. 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. This community will be served by a private roadway system that will be owned and maintained by the Association.

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

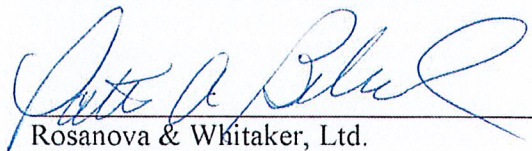
The Lincoln Prairie Property is currently zoned PDD with residential with supporting commercial uses for the Lincoln Prairie Property. Petitioner's Lincoln Prairie by Del Webb Final Plan and Final Plat comply with the regulations and bulk requirements of the approved PDD.

**WHEREFORE**, by reason of the foregoing, the undersigned Petitioner requests approval of a Final PDD Plan and Final Plat for Phase I of Lincoln Prairie by Del Webb pursuant to the appropriate provisions of the Code for the Property legally described on **Exhibit A** and as depicted on the Final Plat submitted herewith as **Exhibit B**.

RESPECTFULLY SUBMITTED this 8<sup>th</sup> day of October, 2021

**PETITIONER:**

**PULTE HOME COMPANY, LLC**  
A Michigan limited liability company

  
\_\_\_\_\_  
Rosanova & Whitaker, Ltd.  
Attorney for the Petitioner

January 20, 2021



From: Lincoln Prairie Aurora LLC

6275 State Route 71

Oswego, IL 60543

Phone: 630-330-9317

Email: [laurahamman@comcast.net](mailto:laurahamman@comcast.net); [daveh.hhstone@gmail.com](mailto:daveh.hhstone@gmail.com); [joehamman0105@gmail.com](mailto:joehamman0105@gmail.com)  
[dugganjpd@aol.com](mailto:dugganjpd@aol.com)

To: City of Aurora, Planning and Zoning Division  
44 E. Downer Place  
Aurora, IL 60507  
630-256-3080  
[coaplaning@aurora-il.org](mailto:coaplaning@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 111<sup>th</sup> 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

A handwritten signature in black ink, appearing to read "Dave Hamman", written over a horizontal line.

By: Dave Hamman  
One of its Managers

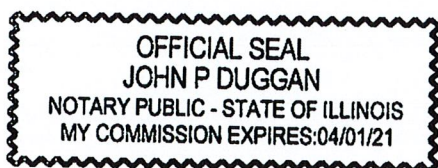
Date: June 20, 2021

Subscribed and sworn to before me this 20<sup>th</sup> day of January, 2021.

Notary Signature: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "John P. Duggan", written over a horizontal line.

(seal)



**LEGAL DESCRIPTION FOR  
LINCOLN PRAIRIE BY DEL WEBB SUBDIVISION – PHASE 1  
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 292.20 FEET; THENCE SOUTH 38 DEGREES 23 MINUTES 16 SECONDS WEST, A DISTANCE OF 327.29 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 515.00 FEET, AN ARC DISTANCE OF 21.01 FEET, A CHORD BEARING NORTH 52 DEGREES 46 MINUTES 53 SECONDS WEST, AND A CHORD DISTANCE OF 21.01 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 36 DEGREES 02 MINUTES 59 SECONDS WEST, A DISTANCE OF 205.00 FEET; THENCE SOUTH 48 DEGREES 25 MINUTES 06 SECONDS EAST, A DISTANCE OF 59.77 FEET; THENCE SOUTH 37 DEGREES 21 MINUTES 15 SECONDS EAST, A DISTANCE OF 59.77 FEET; THENCE SOUTH 26 DEGREES 17 MINUTES 25 SECONDS EAST, A DISTANCE OF 59.77 FEET; THENCE SOUTH 15 DEGREES 13 MINUTES 34 SECONDS EAST, A DISTANCE OF 59.77 FEET; THENCE SOUTH 04 DEGREES 09 MINUTES 44 SECONDS EAST, A DISTANCE OF 59.77 FEET; THENCE SOUTH 06 DEGREES 54 MINUTES 07 SECONDS WEST, A DISTANCE OF 59.77 FEET; THENCE SOUTH 17 DEGREES 57 MINUTES 57 SECONDS WEST, A DISTANCE OF 59.77 FEET; THENCE SOUTH 29 DEGREES 01 MINUTES 47 SECONDS WEST, A DISTANCE OF 59.77 FEET; THENCE SOUTH 38 DEGREES 49 MINUTES 39 SECONDS WEST, A DISTANCE OF 63.58 FEET; THENCE SOUTH 40 DEGREES 09 MINUTES 36 SECONDS WEST, A DISTANCE OF 396.00 FEET; THENCE SOUTH 49 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 40 DEGREES 09 MINUTES 36 SECONDS WEST, A DISTANCE OF 16.80 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 40.00 FEET, A CHORD BEARING SOUTH 38 DEGREES 02 MINUTES 17 SECONDS WEST, AND A CHORD DISTANCE OF 39.99 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 54 DEGREES 05 MINUTES 03 SECONDS WEST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 32 DEGREES 34 MINUTES 25 SECONDS WEST, A DISTANCE OF 77.54 FEET; THENCE SOUTH 26 DEGREES 07 MINUTES 46 SECONDS WEST, A DISTANCE OF 74.42 FEET; THENCE SOUTH 23 DEGREES 58 MINUTES 48 SECONDS WEST, A DISTANCE OF 132.00 FEET; THENCE SOUTH 25 DEGREES 10 MINUTES 33 SECONDS WEST, A DISTANCE OF 63.60 FEET; THENCE SOUTH 60 DEGREES 29 MINUTES 16 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 41.87 FEET, A CHORD BEARING SOUTH 32 DEGREES 26 MINUTES 16 SECONDS WEST, AND A CHORD DISTANCE OF 41.85 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 54 DEGREES 38 MINUTES 12 SECONDS WEST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 41 DEGREES 17 MINUTES 19 SECONDS WEST, A DISTANCE OF 58.84 FEET; THENCE SOUTH 53 DEGREES 08 MINUTES 21 SECONDS WEST, A DISTANCE OF 58.84 FEET; THENCE SOUTH 64 DEGREES 59 MINUTES 22 SECONDS WEST, A DISTANCE OF 58.84 FEET; THENCE SOUTH 76 DEGREES 50 MINUTES 24 SECONDS WEST, A DISTANCE OF 58.84 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 26 SECONDS WEST, A DISTANCE OF 58.84 FEET; THENCE NORTH 79 DEGREES 27 MINUTES 33 SECONDS WEST, A DISTANCE OF 58.84 FEET; THENCE NORTH 73 DEGREES 32 MINUTES 02 SECONDS WEST, A DISTANCE OF 576.00 FEET; THENCE SOUTH 16 DEGREES 27 MINUTES 58 SECONDS WEST, A DISTANCE OF 125.66 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 790.00 FEET, AN ARC DISTANCE OF 160.91 FEET, A CHORD BEARING NORTH 81 DEGREES 42

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MINUTES 56 SECONDS WEST, AND A CHORD DISTANCE OF 160.63 FEET TO A POINT OF TANGENCY; THENCE NORTH 87 DEGREES 33 MINUTES 02 SECONDS WEST, A DISTANCE OF 223.27 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 132.30 FEET, A CHORD BEARING SOUTH 05 DEGREES 13 MINUTES 11 SECONDS WEST, AND A CHORD DISTANCE OF 131.96 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 78 DEGREES 32 MINUTES 40 SECONDS WEST, A DISTANCE OF 114.45 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 46 SECONDS WEST, A DISTANCE OF 79.27 FEET; THENCE NORTH 04 DEGREES 28 MINUTES 42 SECONDS WEST, A DISTANCE OF 627.71 FEET; THENCE NORTH 17 DEGREES 28 MINUTES 08 SECONDS WEST, A DISTANCE OF 66.03 FEET; THENCE NORTH 29 DEGREES 30 MINUTES 59 SECONDS WEST, A DISTANCE OF 66.17 FEET; THENCE NORTH 32 DEGREES 11 MINUTES 06 SECONDS WEST, A DISTANCE OF 208.32 FEET; THENCE SOUTH 57 DEGREES 48 MINUTES 54 SECONDS WEST, A DISTANCE OF 120.19 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 133.00 FEET, AN ARC DISTANCE OF 20.19 FEET, A CHORD BEARING NORTH 39 DEGREES 36 MINUTES 30 SECONDS WEST, AND A CHORD DISTANCE OF 20.17 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 57 DEGREES 48 MINUTES 54 SECONDS EAST, A DISTANCE OF 122.80 FEET; THENCE NORTH 48 DEGREES 12 MINUTES 28 SECONDS WEST, A DISTANCE OF 104.85 FEET; THENCE NORTH 71 DEGREES 39 MINUTES 34 SECONDS WEST, A DISTANCE OF 87.41 FEET; THENCE SOUTH 88 DEGREES 50 MINUTES 04 SECONDS WEST, A DISTANCE OF 87.41 FEET; THENCE SOUTH 68 DEGREES 23 MINUTES 19 SECONDS WEST, A DISTANCE OF 137.29 FEET; THENCE SOUTH 15 DEGREES 14 MINUTES 09 SECONDS EAST, A DISTANCE OF 57.02 FEET; THENCE SOUTH 32 DEGREES 11 MINUTES 06 SECONDS EAST, A DISTANCE OF 144.08 FEET; THENCE SOUTH 57 DEGREES 48 MINUTES 54 SECONDS WEST, A DISTANCE OF 121.00 FEET; THENCE SOUTH 32 DEGREES 11 MINUTES 06 SECONDS EAST, A DISTANCE OF 30.67 FEET; THENCE SOUTH 57 DEGREES 48 MINUTES 54 SECONDS WEST, A DISTANCE OF 186.00 FEET; THENCE SOUTH 31 DEGREES 37 MINUTES 54 SECONDS EAST, A DISTANCE OF 64.17 FEET; THENCE SOUTH 15 DEGREES 42 MINUTES 01 SECONDS EAST, A DISTANCE OF 57.22 FEET; THENCE SOUTH 04 DEGREES 28 MINUTES 42 SECONDS EAST, A DISTANCE OF 404.00 FEET; THENCE SOUTH 70 DEGREES 18 MINUTES 27 SECONDS WEST, A DISTANCE OF 696.49 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 526.00 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 814.00 FEET, AN ARC DISTANCE OF 229.61 FEET, A CHORD BEARING SOUTH 82 DEGREES 06 MINUTES 46 SECONDS WEST, AND A CHORD DISTANCE OF 228.85 FEET; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 95.00 FEET, AN ARC DISTANCE OF 173.48 FEET, A CHORD BEARING SOUTH 51 DEGREES 16 MINUTES 36 SECONDS WEST, AND A CHORD DISTANCE OF 150.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 76 DEGREES 24 MINUTES 32 SECONDS WEST, A DISTANCE OF 84.54 FEET TO A POINT ON A NON-TANGENT CURVE, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF EOLA ROAD PER DOCUMENT R2020116928; THENCE NORTHERLY, ALONG SAID RIGHT-OF-WAY LINE, BEING A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1090.00 FEET, AN ARC DISTANCE OF 89.95 FEET, A CHORD BEARING NORTH 11 DEGREES 13 MINUTES 37 SECONDS EAST, AND A CHORD DISTANCE OF 89.93 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 51 DEGREES 51 MINUTES 05 SECONDS EAST, A DISTANCE OF 34.77 FEET; THENCE SOUTH 84 DEGREES 30 MINUTES 12 SECONDS EAST, A DISTANCE OF 82.09 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 790.00 FEET, AN ARC DISTANCE OF 295.96 FEET, A CHORD BEARING NORTH 84 DEGREES 45 MINUTES 51 SECONDS EAST, AND A CHORD DISTANCE OF 294.23 FEET TO A POINT OF TANGENCY; THENCE NORTH 74 DEGREES 01 MINUTES 55 SECONDS EAST, A DISTANCE OF 384.75 FEET; THENCE NORTH 15 DEGREES 58 MINUTES 05 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 78.05

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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, A DISTANCE OF 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 163.77 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 5,032,390 SQUARE FEET (115.528 ACRES), MORE OR LESS