

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



Land Use Petition

Subject Property Information

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

Parcel Number(s): 01-17-100-023, 01-17-100-021, 01-18-200-003, 01-18-200-002, 01-18-400-006

Petition Request

Requesting approval of a Final Plat for Lincoln Prairie by Del Webb Subdivision, Phase 2, generally located south of Wolf's Crossing and east of Eola Road

Requesting approval of a Final Plan for Lincoln Prairie by Del Webb Subdivision, Phase 2, 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:	One Paper and One pdf Copy of:	Landscape Plan (2-7)
Qualifying Statement (2-1)	Final Engineering Plans (2-16)	Building and Signage Elevations (2-11)
Plat of Survey (2-1)	Stormwater Permit Application (App 1-14)	
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	

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:

Date 9-15-22

Print Name and Company: ROB GETZ, PULTE HOMES
VP OF LAND

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 15th day of SEPTEMBER.

State of IL)
) SS

County of COOK)

Matthew T. Brolley
Notary Signature

NOTARY PUBLIC SEAL





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.: _____



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

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Filing Fee Worksheet

Project Number: 0

Petitioner: Pulte Home Company, LLC

Number of Acres: 106.27

Number of Street Frontages: 1.00

Non-Profit 0

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 106.27

Area of site disturbance (acres): 106.27

Filing 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 M. Vacek Date: 9/7/2022

**LEGAL DESCRIPTION
OF
LINCOLN PRAIRIE BY DEL WEBB – PHASE 2A**

PARCEL 1:

LOT 555 IN LINCOLN PRAIRIE BY DEL WEBB – PHASE 1A, BEING A SUBDIVISION OF PART OF SECTION 17 AND SECTION 18, IN TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 2022 AS DOCUMENT R2022037215, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

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

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF LOT 557 IN LINCOLN PRAIRIE BY DEL WEBB -PHASE 1A, PER DOCUMENT R2022037215; THENCE ALONG THE SOUTHERLY PERIMETER OF SAID LINCOLN PRAIRIE BY DEL WEBB – PHASE 1A FOR THE NEXT THIRTY-SIX (36) COURSES; (1) THENCE SOUTH 78 DEGREES 32 MINUTES 40 SECONDS EAST, A DISTANCE OF 80.01 FEET TO A POINT ON A NON-TANGENT CURVE; (2) THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 132.30 FEET, A CHORD BEARING NORTH 05 DEGREES 13 MINUTES 11 SECONDS EAST, AND A CHORD DISTANCE OF 131.96 FEET TO A POINT OF NON-TANGENCY; (3) THENCE SOUTH 87 DEGREES 33 MINUTES 02 SECONDS EAST, A DISTANCE OF 223.27 FEET TO A POINT OF CURVATURE; (4) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 790.00 FEET, AN ARC DISTANCE OF 160.91 FEET, A CHORD BEARING SOUTH 81 DEGREES 42 MINUTES 56 SECONDS EAST, AND A CHORD DISTANCE OF 160.63 FEET TO A POINT OF NON-TANGENCY; (5) THENCE NORTH 16 DEGREES 27 MINUTES 58 SECONDS EAST, A DISTANCE OF 125.66 FEET; (6) THENCE SOUTH 73 DEGREES 32 MINUTES 02 SECONDS EAST, A DISTANCE OF 576.00 FEET; (7) THENCE SOUTH 79 DEGREES 27 MINUTES 33 SECONDS EAST, A DISTANCE OF 58.84 FEET; (8) THENCE NORTH 88 DEGREES 41 MINUTES 26 SECONDS EAST, A DISTANCE OF 58.84 FEET; (9) THENCE NORTH 76 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 58.84 FEET; (10) THENCE NORTH 64 DEGREES 59 MINUTES 22 SECONDS EAST, A DISTANCE OF 58.84 FEET; (11) THENCE NORTH 53 DEGREES 08 MINUTES 21 SECONDS EAST, A DISTANCE OF 58.84 FEET; (12) THENCE NORTH 41 DEGREES 17 MINUTES 19 SECONDS EAST, A DISTANCE OF 58.84 FEET; (13) THENCE SOUTH 54 DEGREES 38 MINUTES 12 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A POINT ON A NON-TANGENT CURVE; (14) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 41.87 FEET, A CHORD BEARING NORTH 32 DEGREES 26 MINUTES 16 SECONDS EAST, AND A CHORD DISTANCE OF 41.85 FEET TO A POINT OF NON-TANGENCY; (15) THENCE NORTH 60 DEGREES 29 MINUTES 16 SECONDS WEST, A DISTANCE OF 125.00 FEET; (16) THENCE NORTH 25 DEGREES 10 MINUTES 33 SECONDS EAST, A DISTANCE OF 63.60 FEET; (17) THENCE NORTH 23 DEGREES 58 MINUTES 48 SECONDS EAST, A DISTANCE OF 132.00 FEET; (18) THENCE NORTH 26 DEGREES 07 MINUTES 46 SECONDS EAST, A DISTANCE OF 74.42 FEET; (19) THENCE NORTH 32 DEGREES 34 MINUTES 25 SECONDS EAST, A DISTANCE OF 77.54 FEET; (20) THENCE SOUTH 54 DEGREES 05 MINUTES 03 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A POINT ON A NON-TANGENT CURVE; (21) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 40.00 FEET, A CHORD BEARING NORTH 38 DEGREES 02 MINUTES 17 SECONDS EAST, AND A CHORD DISTANCE OF 39.99 FEET TO A POINT OF TANGENCY; (22) THENCE NORTH 40 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 16.80 FEET; (23) THENCE NORTH 49 DEGREES 50 MINUTES 24 SECONDS WEST, A DISTANCE OF 125.00 FEET; (24) THENCE NORTH 40 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 396.00 FEET; (25) THENCE NORTH 38 DEGREES 49 MINUTES 39 SECONDS EAST, A DISTANCE OF 63.58 FEET; (26) THENCE NORTH 29 DEGREES 01 MINUTES 47 SECONDS EAST, A DISTANCE OF 59.77 FEET; (27) THENCE NORTH 17 DEGREES 57 MINUTES 57 SECONDS EAST, A DISTANCE OF 59.77 FEET; (28) THENCE NORTH 06 DEGREES 54 MINUTES 07 SECONDS EAST, A DISTANCE OF 59.77 FEET; (29) THENCE NORTH 04 DEGREES 09 MINUTES 44 SECONDS WEST, A DISTANCE OF 59.77 FEET; (30) THENCE NORTH 15 DEGREES 13 MINUTES 34 SECONDS WEST, A DISTANCE OF 59.77 FEET; (31) THENCE NORTH 26 DEGREES 17 MINUTES 25 SECONDS WEST,

**LEGAL DESCRIPTION
OF
LINCOLN PRAIRIE BY DEL WEBB – PHASE 2A**

A DISTANCE OF 59.77 FEET; (32) THENCE NORTH 37 DEGREES 21 MINUTES 15 SECONDS WEST, A DISTANCE OF 59.77 FEET; (33) THENCE NORTH 48 DEGREES 25 MINUTES 06 SECONDS WEST, A DISTANCE OF 59.77 FEET; (34) THENCE NORTH 36 DEGREES 02 MINUTES 59 SECONDS EAST, A DISTANCE OF 205.00 FEET TO A POINT ON A NON-TANGENT CURVE; (35) THENCE SOUTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 515.00 FEET, AN ARC DISTANCE OF 21.01 FEET, A CHORD BEARING SOUTH 52 DEGREES 46 MINUTES 53 SECONDS EAST, AND A CHORD DISTANCE OF 21.01 FEET TO A POINT OF NON-TANGENCY; (36) THENCE NORTH 38 DEGREES 23 MINUTES 16 SECONDS EAST, A DISTANCE OF 327.29 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 748.54 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 1385.23 FEET; THENCE SOUTH 87 DEGREES 29 MINUTES 10 SECONDS WEST, A DISTANCE OF 397.63 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 208.00 FEET, AN ARC DISTANCE OF 111.05 FEET, A CHORD BEARING NORTH 17 DEGREES 48 MINUTES 31 SECONDS WEST, AND A CHORD DISTANCE OF 109.73 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 56 DEGREES 53 MINUTES 49 SECONDS WEST, A DISTANCE OF 191.00 FEET; THENCE SOUTH 11 DEGREES 01 MINUTES 23 SECONDS EAST, A DISTANCE OF 25.77 FEET; THENCE SOUTH 11 DEGREES 37 MINUTES 27 SECONDS WEST, A DISTANCE OF 193.18 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 533.00 FEET, AN ARC DISTANCE OF 45.68 FEET, A CHORD BEARING NORTH 82 DEGREES 20 MINUTES 01 SECONDS WEST, AND A CHORD DISTANCE OF 45.67 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 01 DEGREES 22 MINUTES 33 SECONDS WEST, A DISTANCE OF 123.52 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 27 SECONDS WEST, A DISTANCE OF 315.00 FEET; THENCE NORTH 86 DEGREES 01 MINUTES 47 SECONDS WEST, A DISTANCE OF 39.01 FEET; THENCE NORTH 71 DEGREES 10 MINUTES 14 SECONDS WEST, A DISTANCE OF 39.36 FEET; THENCE NORTH 66 DEGREES 01 MINUTES 12 SECONDS WEST, A DISTANCE OF 190.90 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 67.23 FEET, A CHORD BEARING SOUTH 28 DEGREES 10 MINUTES 01 SECONDS WEST, AND A CHORD DISTANCE OF 67.17 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23 DEGREES 58 MINUTES 48 SECONDS WEST, A DISTANCE OF 181.62 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 490.00 FEET, AN ARC DISTANCE OF 107.52 FEET, A CHORD BEARING SOUTH 30 DEGREES 15 MINUTES 59 SECONDS WEST, AND A CHORD DISTANCE OF 107.31 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 53 DEGREES 26 MINUTES 50 SECONDS EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 40 DEGREES 14 MINUTES 10 SECONDS WEST, A DISTANCE OF 79.02 FEET; THENCE SOUTH 47 DEGREES 36 MINUTES 10 SECONDS WEST, A DISTANCE OF 79.02 FEET; THENCE SOUTH 54 DEGREES 58 MINUTES 10 SECONDS WEST, A DISTANCE OF 79.02 FEET; THENCE SOUTH 62 DEGREES 20 MINUTES 09 SECONDS WEST, A DISTANCE OF 79.02 FEET; THENCE SOUTH 69 DEGREES 38 MINUTES 40 SECONDS WEST, A DISTANCE OF 102.46 FEET; THENCE NORTH 11 DEGREES 22 MINUTES 36 SECONDS WEST, A DISTANCE OF 127.28 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 490.00 FEET, AN ARC DISTANCE OF 183.22 FEET, A CHORD BEARING SOUTH 85 DEGREES 28 MINUTES 25 SECONDS WEST, AND A CHORD DISTANCE OF 182.15 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 16 DEGREES 27 MINUTES 58 SECONDS WEST, A DISTANCE OF 285.87 FEET; THENCE NORTH 73 DEGREES 32 MINUTES 02 SECONDS WEST, A DISTANCE OF 125.95 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 208.00 FEET, AN ARC DISTANCE OF 21.68 FEET, A CHORD BEARING SOUTH 33 DEGREES 11 MINUTES 25 SECONDS WEST, AND A CHORD DISTANCE OF 21.67 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 53 DEGREES 49 MINUTES 27 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 29 DEGREES 40 MINUTES 13 SECONDS WEST, A DISTANCE OF 170.31 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 27 SECONDS WEST, A DISTANCE OF 327.18 FEET; THENCE NORTH 01 DEGREES 20 MINUTES 40

**LEGAL DESCRIPTION
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LINCOLN PRAIRIE BY DEL WEBB – PHASE 2A**

SECONDS WEST, A DISTANCE OF 144.00 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 20 SECONDS WEST, A DISTANCE OF 249.17 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 383.00 FEET, AN ARC DISTANCE OF 301.88 FEET, A CHORD BEARING NORTH 68 DEGREES 45 MINUTES 50 SECONDS WEST, AND A CHORD DISTANCE OF 294.13 FEET TO A POINT OF TANGENCY; THENCE NORTH 46 DEGREES 11 MINUTES 00 SECONDS WEST, A DISTANCE OF 173.10 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 145.27 FEET, A CHORD BEARING SOUTH 55 DEGREES 01 MINUTES 38 SECONDS WEST, AND A CHORD DISTANCE OF 144.83 FEET TO A POINT OF TANGENCY; THENCE SOUTH 62 DEGREES 44 MINUTES 03 SECONDS WEST, A DISTANCE OF 244.07 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 700.00 FEET, AN ARC DISTANCE OF 245.46 FEET, A CHORD BEARING SOUTH 52 DEGREES 41 MINUTES 18 SECONDS WEST, AND A CHORD DISTANCE OF 244.21 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 119.05 FEET, A CHORD BEARING SOUTH 54 DEGREES 00 MINUTES 39 SECONDS WEST, AND A CHORD DISTANCE OF 118.27 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 219.50 FEET, A CHORD BEARING SOUTH 51 DEGREES 05 MINUTES 17 SECONDS WEST, AND A CHORD DISTANCE OF 217.23 FEET TO A POINT OF TANGENCY; THENCE NORTH 44 DEGREES 57 MINUTES 06 SECONDS WEST, A DISTANCE OF 86.91 FEET; THENCE NORTH 27 DEGREES 23 MINUTES 02 SECONDS WEST, A DISTANCE OF 589.70 FEET; THENCE NORTH 50 DEGREES 12 MINUTES 39 SECONDS WEST, A DISTANCE OF 257.50 FEET TO THE SOUTHWEST CORNER OF LOT 559 IN SAID LINCOLN PRAIRIE BY DEL WEBB - PHASE 1A; THENCE NORTH 70 DEGREES 18 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 559, A DISTANCE OF 696.49 FEET TO THE SOUTHEAST CORNER OF SAID LOT 559; THENCE SOUTH 04 DEGREES 28 MINUTES 42 SECONDS EAST, A DISTANCE OF 264.00 FEET; THENCE SOUTH 04 DEGREES 28 MINUTES 42 SECONDS EAST, A DISTANCE OF 70.83 FEET; THENCE SOUTH 06 DEGREES 40 MINUTES 41 SECONDS EAST, A DISTANCE OF 86.02 FEET; THENCE SOUTH 20 DEGREES 50 MINUTES 06 SECONDS EAST, A DISTANCE OF 80.94 FEET; THENCE SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, A DISTANCE OF 140.08 FEET; THENCE NORTH 62 DEGREES 44 MINUTES 03 SECONDS EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 62 DEGREES 44 MINUTES 03 SECONDS EAST, A DISTANCE OF 233.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 404.31 FEET, A CHORD BEARING NORTH 37 DEGREES 33 MINUTES 15 SECONDS EAST, AND A CHORD DISTANCE OF 391.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,383,353 SQUARE FEET (100.628 ACRES), MORE OR LESS

PINS:

01-18-400-006-0020, 01-18-400-006-0010, 01-18-200-002-0020, 01-18-200-003-0000, 01-17-100-023-0000, 01-17-100-021-0000, & 01-18-200-007-0010

**LEGAL DESCRIPTION
OF
LINCOLN PRAIRIE BY DEL WEBB – PHASE 2B**

PART OF THE NORTHWEST QUARTER, SOUTHWEST QUARTER, AND SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 18, THENCE SOUTH 88 DEGREES 43 MINUTES 16 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1434.42 FEET TO A POINT ON A NON-TANGENT CURVE, SAID POINT BEING ON THE WESTERLY PERIMETER OF LOT 564 IN LINCOLN PRAIRIE BY DEL WEBB SUBDIVISION PHASE 2A, RECORDED AS DOCUMENT NUMBER _____; THENCE ALONG SAID WESTERLY PERIMETER FOR THE NEXT TWO (2) COURSES: (1) THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 43.29 FEET, A CHORD BEARING SOUTH 34 DEGREES 43 MINUTES 47 SECONDS WEST, AND A CHORD DISTANCE OF 43.28 FEET TO A POINT OF NON-TANGENCY; (2) THENCE SOUTH 36 DEGREES 47 MINUTES 48 SECONDS WEST, A DISTANCE OF 1.00 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 564 AND THE POINT OF BEGINNING;

THENCE SOUTH 44 DEGREES 57 SECONDS 06 MINUTES EAST, ALONG SAID WESTERLY PERIMETER OF LOT 564, A DISTANCE OF 86.91 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 72.78 FEET, A CHORD BEARING SOUTH 41 DEGREES 32 MINUTES 08 SECONDS WEST, AND A CHORD DISTANCE OF 72.70 FEET TO A POINT OF TANGENCY; THENCE SOUTH 36 DEGREES 47 MINUTES 48 SECONDS WEST, A DISTANCE OF 334.22 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 27.15 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 336.00 FEET, AN ARC DISTANCE OF 135.26 FEET, A CHORD BEARING SOUTH 50 DEGREES 57 MINUTES 02 SECONDS WEST, AND A CHORD DISTANCE OF 134.35 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 286.00 FEET, AN ARC DISTANCE OF 220.15 FEET, A CHORD BEARING SOUTH 61 DEGREES 28 MINUTES 10 SECONDS WEST, AND A CHORD DISTANCE OF 214.75 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 144.75 FEET, A CHORD BEARING SOUTH 74 DEGREES 30 MINUTES 23 SECONDS WEST, AND A CHORD DISTANCE OF 144.15 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 27 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF 19.37 FEET; THENCE SOUTH 62 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 18 DEGREES 26 MINUTES 10 SECONDS WEST, A DISTANCE OF 35.96 FEET; THENCE SOUTH 62 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 55.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 30.00 FEET NORTHEAST OF THE EASTERN 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 978.00 FEET; THENCE SOUTH 62 DEGREES 28 MINUTES 39 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A POINT ON SAID EASTERN RIGHT-OF-WAY LINE; THENCE NORTH 27 DEGREES 31 MINUTES 00 SECONDS WEST, ALONG SAID EASTERN 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 EASTERN RIGHT-OF-WAY LINE; THENCE SOUTH 27 DEGREES 31 MINUTES 00 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1376.98 FEET; THENCE NORTH 62 DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 55.00 FEET; THENCE SOUTH 73 DEGREES 28 MINUTES 09 SECONDS EAST, A DISTANCE OF 35.96 FEET; THENCE NORTH 62 DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 27 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE

**LEGAL DESCRIPTION
OF
LINCOLN PRAIRIE BY DEL WEBB – PHASE 2B**

NORtheasterly, along a curve, concave to the northwest, having a radius of 248.00 feet, an arc distance of 111.72 feet, a chord bearing north 49 degrees 34 minutes 42 seconds east, and a chord distance of 110.77 feet to a point of non-tangent compound curvature; thence northeasterly, along a curve, concave to the southeast, having a radius of 290.00 feet, an arc distance of 249.87 feet, a chord bearing north 61 degrees 21 minutes 25 seconds east, and a chord distance of 242.21 feet to a point of non-tangent compound curvature; thence easterly, along a curve, concave to the north, having a radius of 354.00 feet, an arc distance of 145.55 feet, a chord bearing north 74 degrees 15 minutes 43 seconds east, and a chord distance of 144.52 feet to a point of tangency; thence north 62 degrees 29 minutes 00 seconds east, a distance of 22.87 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 419.15 feet; to the point of beginning.

CONTAINING 226,652 SQUARE FEET (5.203 ACRES), MORE OR LESS.

PINS:

07-01-18-100-010-0010, 07-01-18-400-005-0010, 07-01-18-400-006-0010, & 07-01-18-400-006-0020

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
PHASE2A AND PHASE 2B 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 2A and Phase 2B 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**. **Exhibit A** contains a legal description for Phase 2A, which consists of the residential portion of Phase 2 of Lincoln Prairie by Del Webb and Phase 2B, which consists of the first 1,400 feet of Del Webb Boulevard off of US Route 30.

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 111th 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. Petitioner has also purchased the Lincoln Prairie by Del Webb Phase 1 property and has received Final Plan and Plat approval for Phase 1 of Lincoln Prairie by Del Webb, which is currently under construction.

QUALIFYING STATEMENT

Lincoln Prairie by Del Webb is being 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 for Phase 2A and Phase 2B. 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 Final Plat for Phase 2A and Phase 2B 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 2A and Phase 2B of Lincoln Prairie by Del Webb. This second phase will consist of one hundred fifty-eight (158) detached single-family homes on approximately one hundred six (106) acres and 1,400 feet of Del Webb Boulevard off of Route 30. 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 (56 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 types shall not exceed 40%
 - b. 50 foot wide lots (74 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 (32 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, 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 is governed by Covenants, Conditions and Restrictions that were recorded against the property prior to the conveyance of the first home in the Community ("CCRs"). The CCRs provide for the creation of a homeowners' association (the "Association") to administer the requirements of the CCRs. The CCRs also 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 is 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 is being constructed overlooking the pond, with such features as a pool, barbecue area, tennis courts, bocce ball courts, , outdoor game tables, yoga lawn space, and pickle ball courts. The amenity center consists of an approximately 15,600 square foot building with space left for expansion of the amenity center, tennis courts, or pickle ball courts 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. 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) of an acre to eleven (11) acres, with various amenities. In addition to the amenity center, other park sites that feature open space, benches, trellises, trails, and sidewalks will be provided throughout the community, affording walkability for the residents of Lincoln Prairie by Del Webb.

Lincoln Prairie by Del Webb's architecture is consistent with market trends for age-restricted communities, with low maintenance exteriors. The home model elevations were previously approved by the City for the Lincoln Prairie by Del Webb community with approval by staff without City Council approval for minor revisions. 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 have been 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 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 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 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.

The Covenant attached as Exhibit F to the Amended and Restated Annexation Agreement has been recorded against the Property so no school land/cash donation shall be required for Lincoln Prairie by Del Webb subdivision. Pulte is in the process of obtaining approval for the pedestrian bridge across Eola Road, which will satisfy the entire Fox Valley Park District donation for the Lincoln Prairie by Del Webb subdivision.

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 Phase 1 of the Lincoln Prairie by Del Webb single family residential subdivision and vacant land to the North, 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 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 has provided 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 and supporting commercial uses. Petitioner's Phase 2A and Phase 2B of 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 2A and Phase 2B 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 23rd day of December, 2022

PETITIONER:

PULTE HOME COMPANY, LLC
A Michigan limited liability company



Rosanova & Whitaker, Ltd.
Attorney for the Petitioner

EXHIBIT A

LEGAL DESCRIPTION OF LINCOLN PRAIRIE BY DEL WEBB – PHASE 2A

PARCEL 1:

LOT 555 IN LINCOLN PRAIRIE BY DEL WEBB – PHASE 1A, BEING A SUBDIVISION OF PART OF SECTION 17 AND SECTION 18, IN TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 2022 AS DOCUMENT R2022037215, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

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

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF LOT 557 IN LINCOLN PRAIRIE BY DEL WEBB -PHASE 1A, PER DOCUMENT R2022037215; THENCE ALONG THE SOUTHERLY PERIMETER OF SAID LINCOLN PRAIRIE BY DEL WEBB – PHASE 1A FOR THE NEXT THIRTY-SIX (36) COURSES; (1) THENCE SOUTH 78 DEGREES 32 MINUTES 40 SECONDS EAST, A DISTANCE OF 80.01 FEET TO A POINT ON A NON-TANGENT CURVE; (2) THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 132.30 FEET, A CHORD BEARING NORTH 05 DEGREES 13 MINUTES 11 SECONDS EAST, AND A CHORD DISTANCE OF 131.96 FEET TO A POINT OF NON-TANGENCY; (3) THENCE SOUTH 87 DEGREES 33 MINUTES 02 SECONDS EAST, A DISTANCE OF 223.27 FEET TO A POINT OF CURVATURE; (4) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 790.00 FEET, AN ARC DISTANCE OF 160.91 FEET, A CHORD BEARING SOUTH 81 DEGREES 42 MINUTES 56 SECONDS EAST, AND A CHORD DISTANCE OF 160.63 FEET TO A POINT OF NON-TANGENCY; (5) THENCE NORTH 16 DEGREES 27 MINUTES 58 SECONDS EAST, A DISTANCE OF 125.66 FEET; (6) THENCE SOUTH 73 DEGREES 32 MINUTES 02 SECONDS EAST, A DISTANCE OF 576.00 FEET; (7) THENCE SOUTH 79 DEGREES 27 MINUTES 33 SECONDS EAST, A DISTANCE OF 58.84 FEET; (8) THENCE NORTH 88 DEGREES 41 MINUTES 26 SECONDS EAST, A DISTANCE OF 58.84 FEET; (9) THENCE NORTH 76 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 58.84 FEET; (10) THENCE NORTH 64 DEGREES 59 MINUTES 22 SECONDS EAST, A DISTANCE OF 58.84 FEET; (11) THENCE NORTH 53 DEGREES 08 MINUTES 21 SECONDS EAST, A DISTANCE OF 58.84 FEET; (12) THENCE NORTH 41 DEGREES 17 MINUTES 19 SECONDS EAST, A DISTANCE OF 58.84 FEET; (13) THENCE SOUTH 54 DEGREES 38 MINUTES 12 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A POINT ON A NON-TANGENT CURVE; (14) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 41.87 FEET, A CHORD BEARING NORTH 32 DEGREES 26 MINUTES 16 SECONDS EAST, AND A CHORD DISTANCE OF 41.85 FEET TO A POINT OF NON-TANGENCY; (15) THENCE NORTH 60 DEGREES 29 MINUTES 16 SECONDS WEST, A DISTANCE OF 125.00 FEET; (16) THENCE NORTH 25 DEGREES 10 MINUTES 33 SECONDS EAST, A DISTANCE OF 63.60 FEET; (17) THENCE NORTH 23 DEGREES 58 MINUTES 48 SECONDS EAST, A DISTANCE OF 132.00 FEET; (18) THENCE NORTH 26 DEGREES 07 MINUTES 46 SECONDS EAST, A DISTANCE OF 74.42 FEET; (19) THENCE NORTH 32 DEGREES 34 MINUTES 25 SECONDS EAST, A DISTANCE OF 77.54 FEET; (20) THENCE SOUTH 54 DEGREES 05 MINUTES 03 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A POINT ON A NON-TANGENT CURVE; (21) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 40.00 FEET, A CHORD BEARING NORTH 38 DEGREES 02 MINUTES 17 SECONDS EAST, AND A CHORD DISTANCE OF 39.99 FEET TO A POINT OF TANGENCY; (22) THENCE NORTH 40 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 16.80 FEET; (23) THENCE NORTH 49 DEGREES 50 MINUTES 24 SECONDS WEST, A DISTANCE OF 125.00 FEET; (24) THENCE NORTH 40 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 396.00 FEET; (25) THENCE NORTH 38 DEGREES 49 MINUTES 39 SECONDS EAST, A DISTANCE OF 63.58 FEET; (26) THENCE NORTH 29 DEGREES 01 MINUTES 47 SECONDS EAST, A DISTANCE OF 59.77 FEET; (27) THENCE NORTH 17 DEGREES 57 MINUTES 57 SECONDS EAST, A DISTANCE OF 59.77 FEET; (28) THENCE NORTH 06 DEGREES 54 MINUTES 07 SECONDS EAST, A DISTANCE OF 59.77 FEET; (29) THENCE NORTH 04 DEGREES 09 MINUTES 44 SECONDS WEST, A DISTANCE OF 59.77 FEET; (30) THENCE NORTH 15 DEGREES 13 MINUTES 34 SECONDS WEST, A DISTANCE OF 59.77 FEET; (31) THENCE NORTH 26 DEGREES 17 MINUTES 25 SECONDS WEST,

**LEGAL DESCRIPTION
OF
LINCOLN PRAIRIE BY DEL WEBB – PHASE 2A**

A DISTANCE OF 59.77 FEET; (32) THENCE NORTH 37 DEGREES 21 MINUTES 15 SECONDS WEST, A DISTANCE OF 59.77 FEET; (33) THENCE NORTH 48 DEGREES 25 MINUTES 06 SECONDS WEST, A DISTANCE OF 59.77 FEET; (34) THENCE NORTH 36 DEGREES 02 MINUTES 59 SECONDS EAST, A DISTANCE OF 205.00 FEET TO A POINT ON A NON-TANGENT CURVE; (35) THENCE SOUTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 515.00 FEET, AN ARC DISTANCE OF 21.01 FEET, A CHORD BEARING SOUTH 52 DEGREES 46 MINUTES 53 SECONDS EAST, AND A CHORD DISTANCE OF 21.01 FEET TO A POINT OF NON-TANGENCY; (36) THENCE NORTH 38 DEGREES 23 MINUTES 16 SECONDS EAST, A DISTANCE OF 327.29 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 748.54 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 1385.23 FEET; THENCE SOUTH 87 DEGREES 29 MINUTES 10 SECONDS WEST, A DISTANCE OF 397.63 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 208.00 FEET, AN ARC DISTANCE OF 111.05 FEET, A CHORD BEARING NORTH 17 DEGREES 48 MINUTES 31 SECONDS WEST, AND A CHORD DISTANCE OF 109.73 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 56 DEGREES 53 MINUTES 49 SECONDS WEST, A DISTANCE OF 191.00 FEET; THENCE SOUTH 11 DEGREES 01 MINUTES 23 SECONDS EAST, A DISTANCE OF 25.77 FEET; THENCE SOUTH 11 DEGREES 37 MINUTES 27 SECONDS WEST, A DISTANCE OF 193.18 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 533.00 FEET, AN ARC DISTANCE OF 45.68 FEET, A CHORD BEARING NORTH 82 DEGREES 20 MINUTES 01 SECONDS WEST, AND A CHORD DISTANCE OF 45.67 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 01 DEGREES 22 MINUTES 33 SECONDS WEST, A DISTANCE OF 123.52 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 27 SECONDS WEST, A DISTANCE OF 315.00 FEET; THENCE NORTH 86 DEGREES 01 MINUTES 47 SECONDS WEST, A DISTANCE OF 39.01 FEET; THENCE NORTH 71 DEGREES 10 MINUTES 14 SECONDS WEST, A DISTANCE OF 39.36 FEET; THENCE NORTH 66 DEGREES 01 MINUTES 12 SECONDS WEST, A DISTANCE OF 190.90 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 67.23 FEET, A CHORD BEARING SOUTH 28 DEGREES 10 MINUTES 01 SECONDS WEST, AND A CHORD DISTANCE OF 67.17 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23 DEGREES 58 MINUTES 48 SECONDS WEST, A DISTANCE OF 181.62 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 490.00 FEET, AN ARC DISTANCE OF 107.52 FEET, A CHORD BEARING SOUTH 30 DEGREES 15 MINUTES 59 SECONDS WEST, AND A CHORD DISTANCE OF 107.31 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 53 DEGREES 26 MINUTES 50 SECONDS EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 40 DEGREES 14 MINUTES 10 SECONDS WEST, A DISTANCE OF 79.02 FEET; THENCE SOUTH 47 DEGREES 36 MINUTES 10 SECONDS WEST, A DISTANCE OF 79.02 FEET; THENCE SOUTH 54 DEGREES 58 MINUTES 10 SECONDS WEST, A DISTANCE OF 79.02 FEET; THENCE SOUTH 62 DEGREES 20 MINUTES 09 SECONDS WEST, A DISTANCE OF 79.02 FEET; THENCE SOUTH 69 DEGREES 38 MINUTES 40 SECONDS WEST, A DISTANCE OF 102.46 FEET; THENCE NORTH 11 DEGREES 22 MINUTES 36 SECONDS WEST, A DISTANCE OF 127.28 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 490.00 FEET, AN ARC DISTANCE OF 183.22 FEET, A CHORD BEARING SOUTH 85 DEGREES 28 MINUTES 25 SECONDS WEST, AND A CHORD DISTANCE OF 182.15 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 16 DEGREES 27 MINUTES 58 SECONDS WEST, A DISTANCE OF 285.87 FEET; THENCE NORTH 73 DEGREES 32 MINUTES 02 SECONDS WEST, A DISTANCE OF 125.95 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 208.00 FEET, AN ARC DISTANCE OF 21.68 FEET, A CHORD BEARING SOUTH 33 DEGREES 11 MINUTES 25 SECONDS WEST, AND A CHORD DISTANCE OF 21.67 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 53 DEGREES 49 MINUTES 27 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 29 DEGREES 40 MINUTES 13 SECONDS WEST, A DISTANCE OF 170.31 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 27 SECONDS WEST, A DISTANCE OF 327.18 FEET; THENCE NORTH 01 DEGREES 20 MINUTES 40

**LEGAL DESCRIPTION
OF
LINCOLN PRAIRIE BY DEL WEBB – PHASE 2A**

SECONDS WEST, A DISTANCE OF 144.00 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 20 SECONDS WEST, A DISTANCE OF 249.17 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 383.00 FEET, AN ARC DISTANCE OF 301.88 FEET, A CHORD BEARING NORTH 68 DEGREES 45 MINUTES 50 SECONDS WEST, AND A CHORD DISTANCE OF 294.13 FEET TO A POINT OF TANGENCY; THENCE NORTH 46 DEGREES 11 MINUTES 00 SECONDS WEST, A DISTANCE OF 173.10 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 145.27 FEET, A CHORD BEARING SOUTH 55 DEGREES 01 MINUTES 38 SECONDS WEST, AND A CHORD DISTANCE OF 144.83 FEET TO A POINT OF TANGENCY; THENCE SOUTH 62 DEGREES 44 MINUTES 03 SECONDS WEST, A DISTANCE OF 244.07 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 700.00 FEET, AN ARC DISTANCE OF 245.46 FEET, A CHORD BEARING SOUTH 52 DEGREES 41 MINUTES 18 SECONDS WEST, AND A CHORD DISTANCE OF 244.21 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 119.05 FEET, A CHORD BEARING SOUTH 54 DEGREES 00 MINUTES 39 SECONDS WEST, AND A CHORD DISTANCE OF 118.27 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 219.50 FEET, A CHORD BEARING SOUTH 51 DEGREES 05 MINUTES 17 SECONDS WEST, AND A CHORD DISTANCE OF 217.23 FEET TO A POINT OF TANGENCY; THENCE NORTH 44 DEGREES 57 MINUTES 06 SECONDS WEST, A DISTANCE OF 86.91 FEET; THENCE NORTH 27 DEGREES 23 MINUTES 02 SECONDS WEST, A DISTANCE OF 589.70 FEET; THENCE NORTH 50 DEGREES 12 MINUTES 39 SECONDS WEST, A DISTANCE OF 257.50 FEET TO THE SOUTHWEST CORNER OF LOT 559 IN SAID LINCOLN PRAIRIE BY DEL WEBB - PHASE 1A; THENCE NORTH 70 DEGREES 18 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 559, A DISTANCE OF 696.49 FEET TO THE SOUTHEAST CORNER OF SAID LOT 559; THENCE SOUTH 04 DEGREES 28 MINUTES 42 SECONDS EAST, A DISTANCE OF 264.00 FEET; THENCE SOUTH 04 DEGREES 28 MINUTES 42 SECONDS EAST, A DISTANCE OF 70.83 FEET; THENCE SOUTH 06 DEGREES 40 MINUTES 41 SECONDS EAST, A DISTANCE OF 86.02 FEET; THENCE SOUTH 20 DEGREES 50 MINUTES 06 SECONDS EAST, A DISTANCE OF 80.94 FEET; THENCE SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, A DISTANCE OF 140.08 FEET; THENCE NORTH 62 DEGREES 44 MINUTES 03 SECONDS EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 62 DEGREES 44 MINUTES 03 SECONDS EAST, A DISTANCE OF 233.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 404.31 FEET, A CHORD BEARING NORTH 37 DEGREES 33 MINUTES 15 SECONDS EAST, AND A CHORD DISTANCE OF 391.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,383,353 SQUARE FEET (100.628 ACRES), MORE OR LESS

PINS:

01-18-400-006-0020, 01-18-400-006-0010, 01-18-200-002-0020, 01-18-200-003-0000, 01-17-100-023-0000, 01-17-100-021-0000, & 01-18-200-007-0010

**LEGAL DESCRIPTION
OF
LINCOLN PRAIRIE BY DEL WEBB – PHASE 2B**

PART OF THE NORTHWEST QUARTER, SOUTHWEST QUARTER, AND SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 18, THENCE SOUTH 88 DEGREES 43 MINUTES 16 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1434.42 FEET TO A POINT ON A NON-TANGENT CURVE, SAID POINT BEING ON THE WESTERLY PERIMETER OF LOT 564 IN LINCOLN PRAIRIE BY DEL WEBB SUBDIVISION PHASE 2A, RECORDED AS DOCUMENT NUMBER _____; THENCE ALONG SAID WESTERLY PERIMETER FOR THE NEXT TWO (2) COURSES: (1) THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 43.29 FEET, A CHORD BEARING SOUTH 34 DEGREES 43 MINUTES 47 SECONDS WEST, AND A CHORD DISTANCE OF 43.28 FEET TO A POINT OF NON-TANGENCY; (2) THENCE SOUTH 36 DEGREES 47 MINUTES 48 SECONDS WEST, A DISTANCE OF 1.00 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 564 AND THE POINT OF BEGINNING;

THENCE SOUTH 44 DEGREES 57 SECONDS 06 MINUTES EAST, ALONG SAID WESTERLY PERIMETER OF LOT 564, A DISTANCE OF 86.91 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 72.78 FEET, A CHORD BEARING SOUTH 41 DEGREES 32 MINUTES 08 SECONDS WEST, AND A CHORD DISTANCE OF 72.70 FEET TO A POINT OF TANGENCY; THENCE SOUTH 36 DEGREES 47 MINUTES 48 SECONDS WEST, A DISTANCE OF 334.22 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 27.15 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 336.00 FEET, AN ARC DISTANCE OF 135.26 FEET, A CHORD BEARING SOUTH 50 DEGREES 57 MINUTES 02 SECONDS WEST, AND A CHORD DISTANCE OF 134.35 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 286.00 FEET, AN ARC DISTANCE OF 220.15 FEET, A CHORD BEARING SOUTH 61 DEGREES 28 MINUTES 10 SECONDS WEST, AND A CHORD DISTANCE OF 214.75 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 168.90 FEET, A CHORD BEARING SOUTH 73 DEGREES 00 MINUTES 08 SECONDS WEST, AND A CHORD DISTANCE OF 167.95 FEET TO A POINT OF TANGENCY; THENCE SOUTH 62 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 106.70 FEET; THENCE SOUTH 17 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 27 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF 993.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 30 PER DOCUMENT NUMBER R2012040613; THENCE SOUTH 62 DEGREES 28 MINUTES 39 SECONDS WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 27 DEGREES 31 MINUTES 00 SECONDS WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 30 PER DOCUMENT NUMBER 355964 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 THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 30 PER DOCUMENT NUMBER R2020116928; THENCE SOUTH 27 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF 1391.98 FEET; THENCE SOUTH 72 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF 42.43 FEET; THENCE NORTH 62 DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.85 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 248.00 FEET, AN ARC DISTANCE OF 111.72 FEET, A CHORD BEARING NORTH 49 DEGREES 34 MINUTES 42 SECONDS EAST, AND A CHORD DISTANCE OF 110.77 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 290.00 FEET, AN ARC

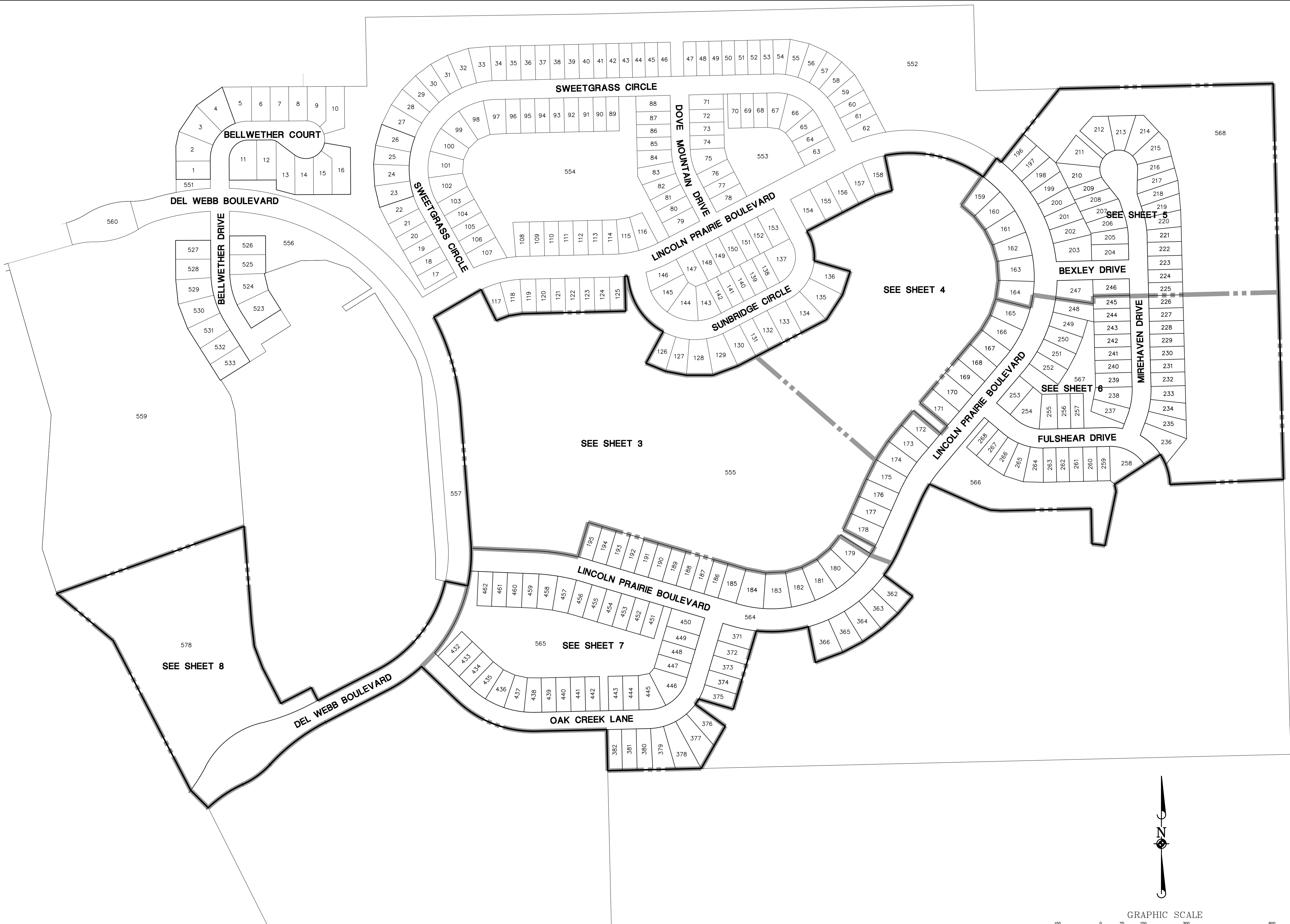
**LEGAL DESCRIPTION
OF
LINCOLN PRAIRIE BY DEL WEBB – PHASE 2B**

DISTANCE OF 249.87 FEET, A CHORD BEARING NORTH 61 DEGREES 21 MINUTES 25 SECONDS EAST, AND A CHORD DISTANCE OF 242.21 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 354.00 FEET, AN ARC DISTANCE OF 145.55 FEET, A CHORD BEARING NORTH 74 DEGREES 15 MINUTES 43 SECONDS EAST, AND A CHORD DISTANCE OF 144.52 FEET TO A POINT OF TANGENCY; THENCE NORTH 62 DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 22.87 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 419.15 FEET; TO THE POINT OF BEGINNING.

CONTAINING 217,727 SQUARE FEET (4.998 ACRES), MORE OR LESS.

PINS:

07-01-18-100-010-0010, 07-01-18-400-005-0010, 07-01-18-400-006-0010, & 07-01-18-400-006-0020



LINCOLN PRAIRIE BY DEL WEBB - PHASE 2A

PRAIRIE BY DEL WEBB - PHASE 2A

N PRAIRIE BY DEL WEBB - PHASE 2A

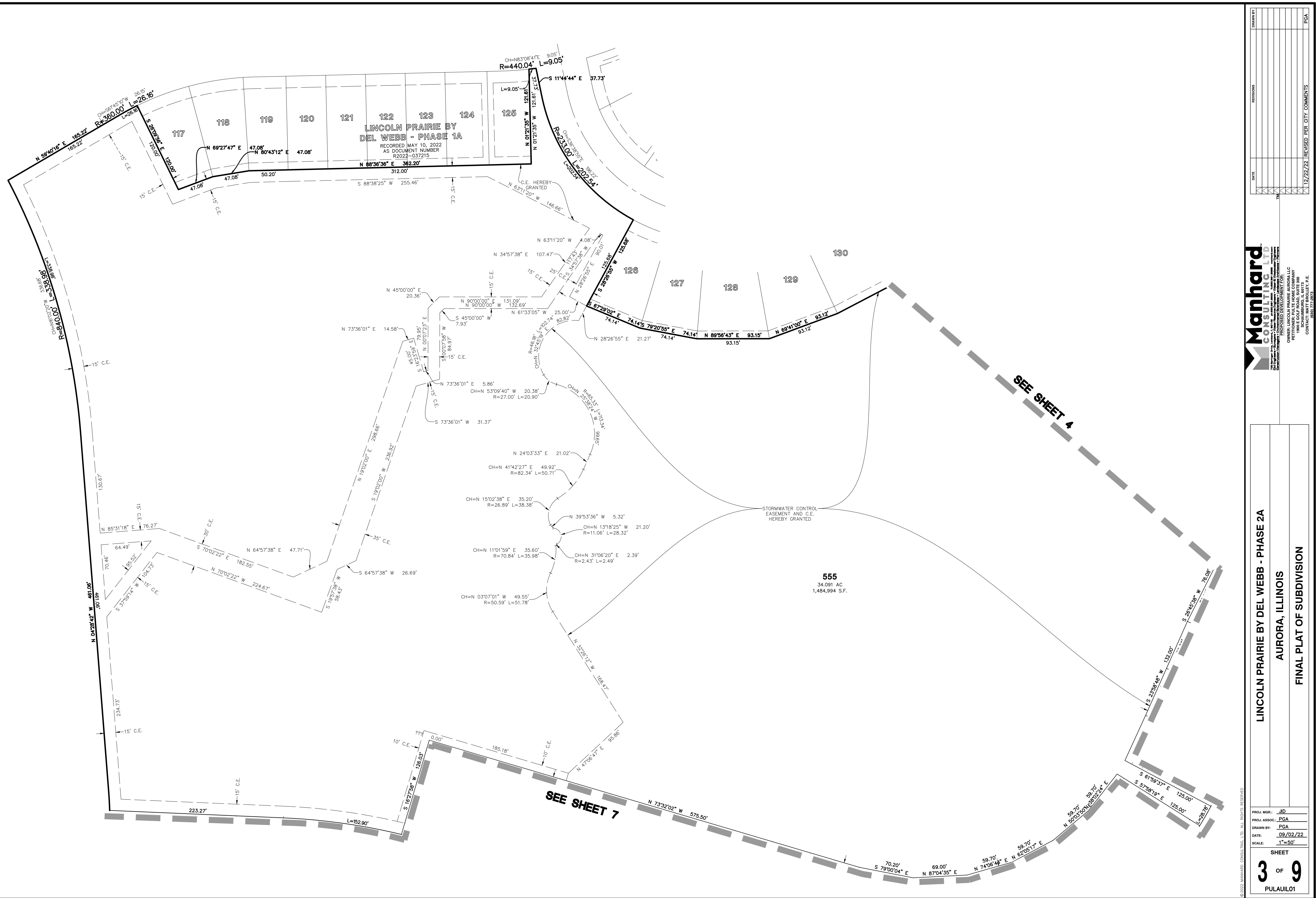
PROJ. M
PROJ. A
DRAWN
DATE:
SCALE:
2

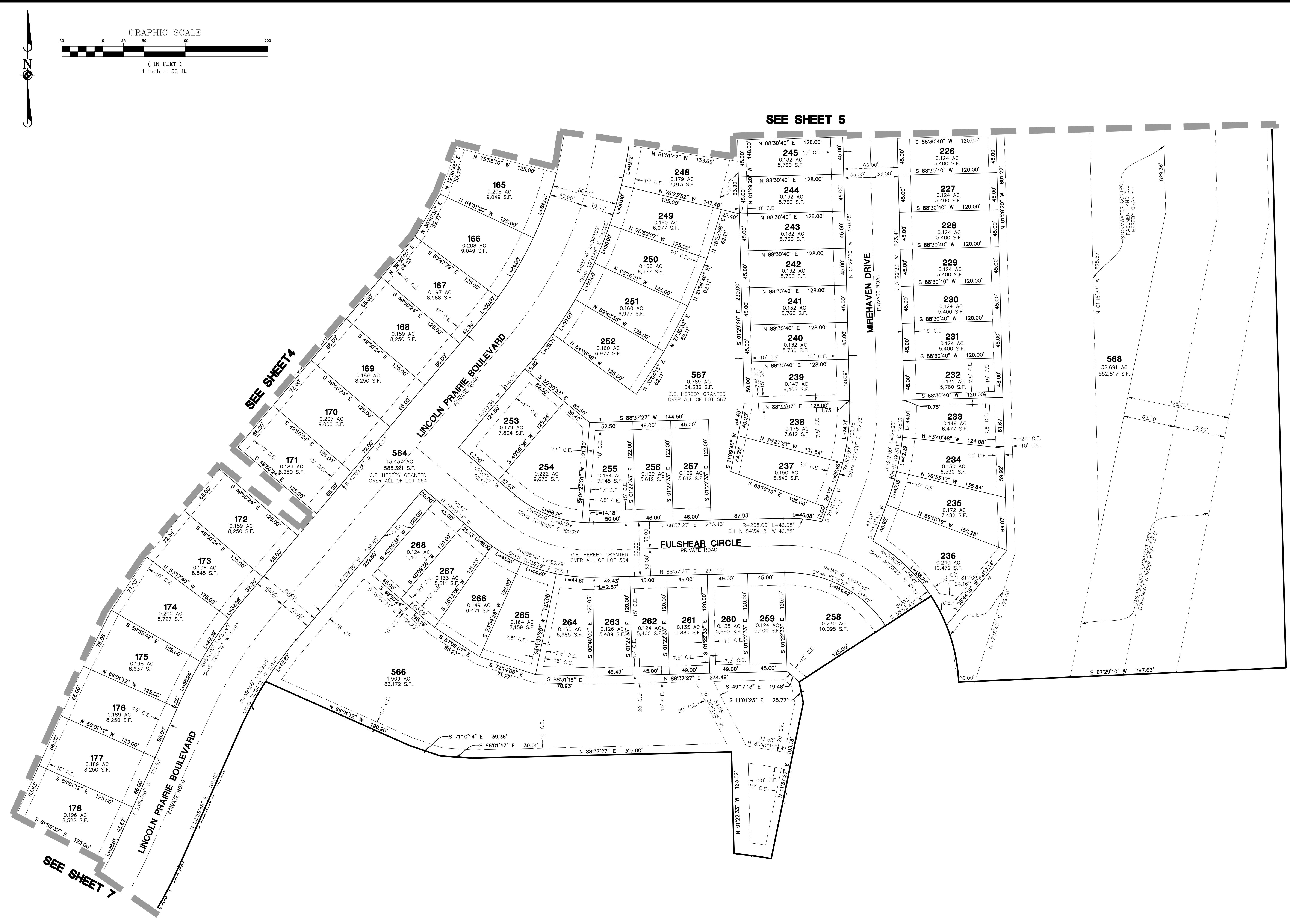
PROJ. MGR.: JID
PROJ. ASSOC.: PGA
DRAWN BY: PGA
DATE: 09/02/22
SCALE: 1"=150'

SHEET

2 OF **9**

PULAUIL01





LINCOLN PRAIRIE BY DEL WEBB - PHASE 2A

AURORA, ILLINOIS

FINAL PLAT OF SUBDIVISION

Manhard
CONSULTING LTD.

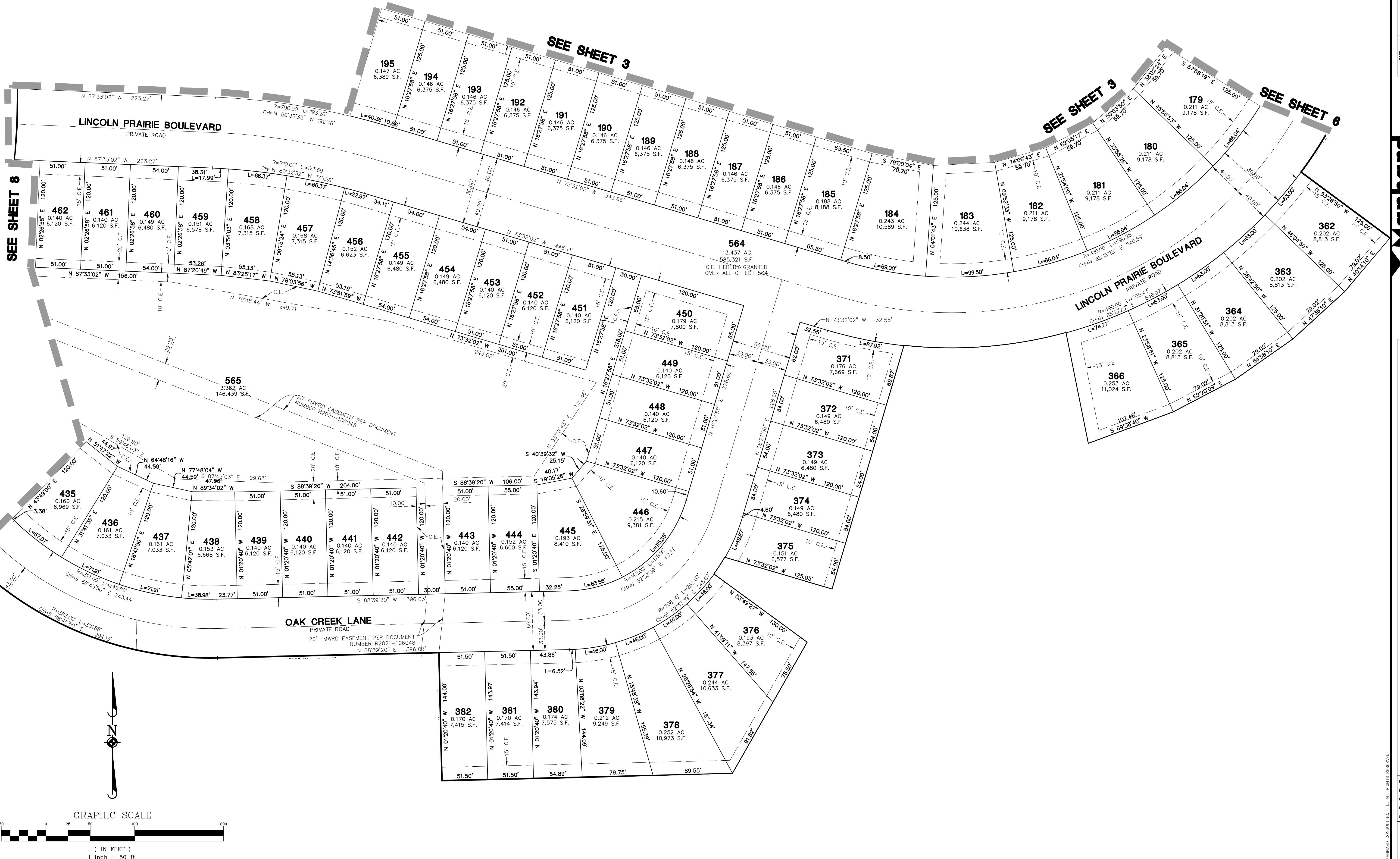
PROPOSED DEVELOPMENT FOR:
OWNER: LINCOLN PRAIRIE AURORA LLC
Lambert, L. 801-46 • ph: 800.861.8865 • fax: 800.861.8865 • [merhord.com](http://www.merhord.com)
Merhord Engineers • Water Resource Engineers • Water & Wastewater Engineers
Planners • Environmental Scientists • Landscape Architects • Planners

OWNER: PULTE HOME COMPANY
3000 E GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
CONTACT: MATT BROLLEY, P.E.

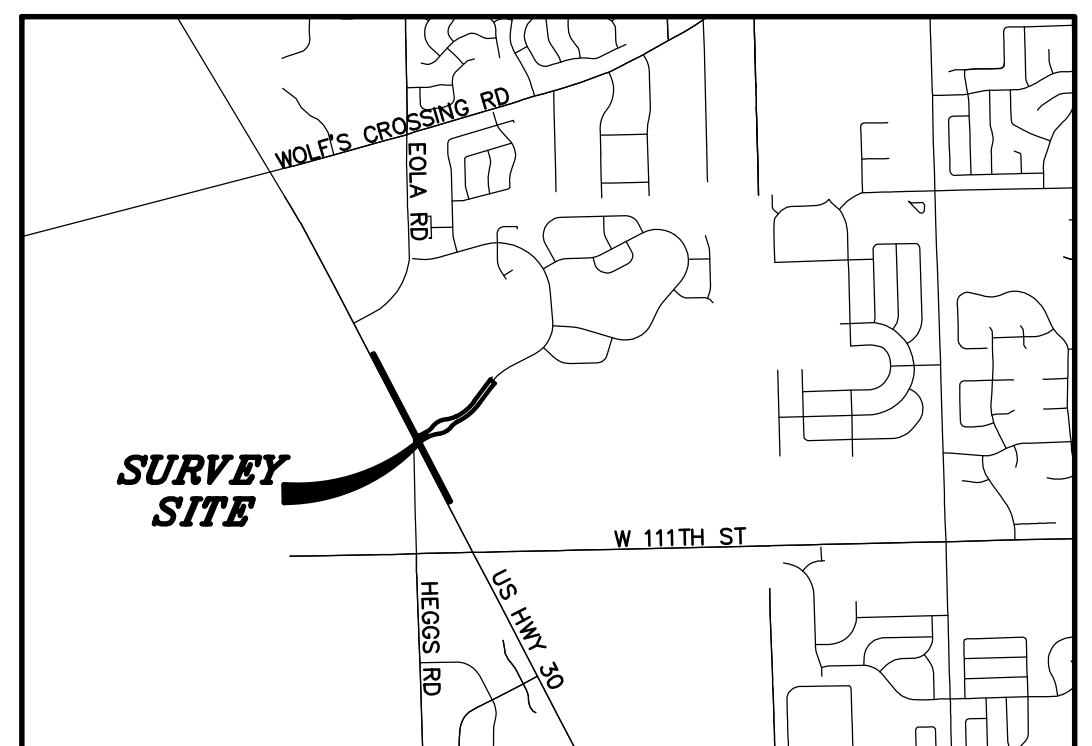
DATE	REVISIONS	DRAWN BY

M

12/22/22 REVISED PER CITY COMMENTS







LOCATION MAP

NOT TO SCALE

OF WAY
30 PER
020116928
.00'

**FINAL PLAT
OF
LINCOLN PRAIRIE BY DEL WEBB - PHASE 2B**

CITY

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:** _____

PASSED ON:

PETITIONER: PULTE HOME COMPANY
1900 E GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
CONTACT: MATT BROLLEY, P.E.

AURORA, ILLINOIS

FINAL PLAT OF SUBDIVISION

FINAL PLAT OF SUBDIVISION

**N PRAIRIE BY
EBB - PHASE 2A**
D _____ AS
CUMENT NUMBER

1434.42'

4°57'06" E 86.91'

**POINT OF COMMENCEMENT
FOUND CONCRETE MONUMENT AT CORNER**

18 17
T. 37 N. R. 9 E

GRAPHIC SCALE

50 100 200 400

(IN FEET)

1 in. = 100 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

LEGEND

- = PROPERTY LINE
- = LOT LINE
- = RIGHT OF WAY LINE
- = EASEMENT LINE
- = SECTION LINE
- = SET CONCRETE MONUMENT
-  = LAND HEREBY DEDICATED, GRANTED, CONVEYED,
AND WARRANTED TO THE STATE OF ILLINOIS,
DEPARTMENT OF TRANSPORTATION

Development Data Table: Final Plat		
<u>Description</u>	<u>Value</u>	<u>Unit</u>
a) Tax/Parcel Identification Number(s) (PINs):		
07-01-18-100-010-0010, 07-01-18-400-005-0010		
07-01-18-400-006-0010, 07-01-18-400-006-0020		
b) Subdivided Area	4.998	Acres
	217,727	Square Feet
c) Proposed New Right-of-way	4.998	Acres
	217,727	Square Feet
	1,507	Linear Feet of Centerline
d) Proposed New Easements	3.259	Acres
	141,978	Square Feet

