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: Northeast corner of Del Webb Boulevard & US Route 30

Parcel Number(s): 01-18-100-012; 01-18-100-011; 01-18-200-005; 01-18-400-010; 01-18-400-012

Petition Request

Requesting approval of a Final Plan for Lincoln Prairie by Del Webb Subdivision, Phase 4 at the Northeast corner of Del Webb Boulevard and US Route 30

Requesting approval of a Final Plat for Lincoln Prairie by Del Webb Subdivision, Phase 4 located at the Northeast corner of Del Webb Boulevard and US Route 30

Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)

One Paper and pdf Copy of:
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1), Word Document and PDF
Letter of Authorization (2-2)
Existing or Proposed CC and Rs OR Lease Restrictions (2-1)

Two Paper and One pdf Copy of:
Fire Access Plan (2-6)
Address Plat (2-17)

One Paper and One pdf Copy of:
Final Engineering Plans (2-16)
Project Information Sheet
Stormwater Permit Application (App 1-14)
Update Stormwater Report (2-10)
Soil Investigation Report
Wetland Determination Report / Letter by Design Professional

Two Paper and pdf Copy of:
Final Plan (2-4)
Final Plat (2-5)
Landscape Plan (2-7)
Building and Signage Elevations (2-11)
Overall Setback Exhibit

Petition Fee: $2,958.38

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 September 12, 2025

Print Name and Company: Robert Getz, Pulte Homes

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 12TH day of SEPTEMBER 2025.

State of IL)
) SS
County of COOK)

_____
Notary Signature

OFFICIAL SEAL
MATTHEW T BROLLEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 07/12/2026

NOTARY PUBLIC SEAL

AURORA ILLINOIS
CITY OF LIGHTS
Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora.il.us

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 Prarie 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:							
Address:	445 Jackson Avenue, Suite 200						
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:	Senior Project Manager						
Address:	333 East Butterfield Road						
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 landscaping portions of the Del Webb 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.:			

OFFICIAL SEAL
MATTHEW T BROLLEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 02/22/24

AURORA ILLINOIS CITY OF LIGHTS
Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora.il.us

Filing Fee Worksheet

Project Number: 0
Petitioner: Pulte Home Company LLC
Number of Acres: 32.38
Number of Street Frontages: 1.00
Non-Profit No

Linear Feet of New Roadway: 7919
New Acres Subdivided (if applicable): 0.00
Area of site disturbance (acres): 27.58

Filling Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat Revision	$ 1,708.38
	Final Engineering Filing Fee	$ 1,250.00

Total: **$2,958.38**

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

Verified By: Tracey M. Vacek Date: 9/1/2025

January 20, 2021

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

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

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

To whom it may concern:

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

Signature:

Lincoln Prairie Aurora LLC, owner

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

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

Notary Signature: _____

(seal)

OFFICIAL SEAL
JOHN P DUGGAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/01/21

LEGAL DESCRIPTION FOR
LINCOLN PRAIRIE BY DEL WEBB SUBDIVISION – PHASE 4
AURORA, ILLINOIS

THAT PART OF THE NORTHWEST QUARTER, NORTHEAST QUARTER, SOUTHWEST QUARTER, AND SOUTHEAST QUARTER OF SECTION 18, 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 SOUTHEAST CORNER OF LOT 100 IN LINCOLN CROSSING SOUTH SUBDIVISION PHASE 1A RECORDED JULY 31, 2024 AS DOCUMENT R2024038473; THENCE ALONG THE WESTERLY LINES OF LOTS 566 AND 569 IN LINCOLN PRAIRIE BY DEL WEBB PHASE 3 RECORDED NOVEMBER 25, 2024 AS DOCUMENT R2024062418 FOR THE NEXT THREE (3) COURSES; (1) THENCE SOUTH 17 DEGREES 53 MINUTES 12 SECONDS EAST, A DISTANCE OF 9.28 FEET; (2) THENCE SOUTH 50 DEGREES 12 MINUTES 39 SECONDS EAST, A DISTANCE OF 257.50 FEET; (3) THENCE SOUTH 27 DEGREES 23 MINUTES 02 SECONDS EAST, A DISTANCE OF 589.70 FEET; THENCE SOUTH 36 DEGREES 47 MINUTES 48 SECONDS WEST, A DISTANCE OF 419.15 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 760.00 FEET, AN ARC DISTANCE OF 340.72 FEET, A CHORD BEARING SOUTH 49 DEGREES 38 MINUTES 24 SECONDS WEST, AND A CHORD DISTANCE OF 337.88 FEET TO A POINT OF TANGENCY; THENCE SOUTH 62 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 22.87 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 354.00 FEET, AN ARC DISTANCE OF 145.55 FEET, A CHORD BEARING SOUTH 74 DEGREES 15 MINUTES 43 SECONDS WEST, AND A CHORD DISTANCE OF 144.52 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 249.87 FEET, A CHORD BEARING SOUTH 61 DEGREES 21 MINUTES 25 SECONDS WEST, AND A CHORD DISTANCE OF 242.21 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 248.00 FEET, AN ARC DISTANCE OF 111.72 FEET, A CHORD BEARING SOUTH 49 DEGREES 34 MINUTES 42 SECONDS WEST, AND A CHORD DISTANCE OF 110.77 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 27 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 62 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 73 DEGREES 28 MINUTES 09 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 BEING PARALLEL WITH AND 30.00 FEET NORTHEASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30 PER DOCUMENT NUMBER 355964; THENCE NORTH 27 DEGREES 31 MINUTES 00 SECONDS WEST, ALONG SAID PARALLEL LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30 PER DOCUMENT NUMBER 2020-116928, A DISTANCE OF 1048.20 FEET TO THE SOUTHWESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 100; THENCE NORTH 62 DEGREES 29 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY LINE AND ITS SOUTHWESTERLY EXTENSION, A DISTANCE OF 1286.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,410,570 SQUARE FEET (32.382 ACRES), MORE OR LESS

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

PETITION TO THE CITY OF AURORA FOR APPROVAL OF PHASE 4 OF LINCOLN PRAIRIE BY DEL WEBB

THE UNDERSIGNED Petitioner, Pulte Home Company, LLC ("**Petitioner**"), a Michigan limited liability company, respectfully submits this petition to the City of Aurora ("**City**") for: i) approval of a Preliminary Plat of Subdivision ("**Preliminary Plat**"); ii) approval of a Preliminary Plan ("**Preliminary Plan**"); iii) approval of a Final Plat of Subdivision ("**Final Plat**"); and iv) approval of a Final Plan ("**Final Plan**") for Phase 4 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** (**"Subject Property**") and depicted on the Final Plat attached hereto as **Exhibit B**.

BACKGROUND INFORMATION

1. The Owner of the Subject Property is Lincoln Prairie Aurora LLC, an Illinois limited liability company having an office at 6275 State Route 71, Oswego, Illinois 60543 ("**Owner**").

2. Petitioner, Pulte Home Company, LLC, a Michigan limited liability company having an office at 1900 E. Golf Road, Schaumburg, Illinois 60173, is the contract purchaser of the Subject Property.

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

   a. North: PDD in Aurora for residential uses (Lincoln Crossing South Subdivision);

   b. East: PDD in Aurora for residential uses (Lincoln Prairie by Del Webb

Phase 1, Phase 2A, Phase 2B, and Phase 3);

c. South: PDD in Aurora (Flex Residential); and

d. West: US Route 30.

4. The Subject Property consists of approximately 32.382 acres located at the northeast intersection of Del Webb Boulevard and US Route 30 and is part of the larger Lincoln Prairie Planned Development District ("**Lincoln Prairie**").

5. Lincoln Prairie consists of approximately five hundred twenty-five (525) acres 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.

6. Petitioner is under contract to purchase Lincoln Prairie in phases.

7. Within Lincoln Prairie, Petitioner previously purchased and is under construction of Lincoln Crossing I and Lincoln Crossing South (traditional single-family detached residences) and Lincoln Prairie by Del Webb Phase 1, Phase 2A, Phase 2B, and Phase 3 (age-restricted single-family detached residences).

8. Lincoln Prairie and the Subject Property are subject to the terms of the Amended and Restated Annexation Agreement for Lincoln Prairie approved on April 27, 2021 by Ordinance No: 021-018 and recorded as Document No. R2021070250 in the Will County Recorder's office ("**Annexation Agreement**").

9. Exhibit "C" to the Annexation Agreement includes a Plan Description setting forth the development guidelines for Lincoln Prairie and the Subject Property ("**Original Plan Description**").

10. The Original Plan Description divided Lincoln Prairie into four (4) land use areas and six (6) parcels as depicted on the General Land Use Plan attached hereto as **Exhibit C**

("**General Land Use Plan**").

11. The Subject Property comprises the southern half of Parcel 4.

12. The Original Plan Description was amended with respect to Parcel 4 and Parcel 5 pursuant to Ordinance No. 024-029 ("**First Amendment to Plan Description**") (the Original Plan Description and First Amendment to Plan Description shall hereinafter collectively be referred to as the "**Plan Description**").

13. The Plan Description and associated General Land Use Plan designate Parcel 4 and Parcel 5 each as a "**Flex Parcel**".

14. Pursuant to the Plan Description, a Flex Parcel may be developed to the specifications for Parcel 1 (traditional single-family detached residences) or Parcel 2 (age-restricted single-family detached residences) at the discretion of the developer.

15. Petitioner intends to develop the Subject Property with Phase 4 of Lincoln Prairie by Del Webb, which development will be comprised of ninety-three (93) age-restricted single-family detached residences and will be developed pursuant to the specifications of Parcel 2 as permitted by the Plan Description for a Flex Parcel.

16. The proposed development complies with the terms of the Annexation Agreement and intent of the associated Plan Description.

17. The proposed entitlement requests meet all City and State requirements for the development of property and will facilitate the beneficial use of the Subject Property as stated below.

QUALIFYING STATEMENT

Petitioner intends to develop Phase 4 of Lincoln Prairie by Del Webb with ninety-three (93) 55+ age-restricted, detached single-family residences. Petitioner has seen significant success in development of Lincoln Prairie by Del Webb Phase 1, Phase 2A, Phase 2B, and Phase 3, and is now seeking approval of a Preliminary Plat, Preliminary Plan, Final Plat, and Plan for Phase 4 (collectively, "**Lincoln Prairie by Del Webb**").

The proposed plans reflect market demand and are in response to the success seen in the adjacent phases of Lincoln Prairie by Del Webb. It has been Petitioner's experience that in the age-restricted residential market, homebuyers are interested in smaller lots, reducing the homeowners' association fees to perform lot maintenance and upkeep. Age-restricted communities have gained in residential market share as our population ages, and minimum lot sizes have steadily decreased 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. These active 55+ homeowners lead busy lives, choose to spend time and money on other activities, and have little interest in doing yardwork.

The Subject Property will be governed by Covenants, Conditions and Restrictions that will be recorded against the Subject Property prior to the conveyance of the first home in the community ("**CCRs**"). The CCRs provide for the creation of a homeowners' association ("**Association**") to administer the requirements of the CCRs. The Association will maintain the community's open areas and green spaces while working to minimize expenses, helping to keep association dues affordable. The CCRs will 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. As an age-restricted, single-family home community, the Subject Property will also be developed in accordance with and subject to 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**").

This age-restricted community will be privately gated, not for the sake of exclusivity, but to provide a heightened sense of security for the unique needs of its intended age-restricted residents. Additionally, the street network within the gated community, which includes all street lighting, curb and gutter, trails, and sidewalks, will be privately owned and maintained by the Association. .

Lincoln Prairie by Del Webb is separated by the rest of the Lincoln Prairie development by gated entrances and by water features. Petitioner is constructing the Distinctive and Echelon Series homes in the Lincoln Prairie by Del Webb communities. 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 lots measuring 6,000 square feet or larger. 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 lots measuring 7,680 square feet or larger.

Developed and approved prior to Phase 4, the approximately 11-acre amenity center in the Lincoln Prairie by Del Webb community overlooks a pond and features a pool, barbecue area,

tennis courts, bocce ball courts, outdoor game tables, yoga lawn, and pickleball courts. Accessible to all homeowners on the Subject Property, the center includes a 15,600-square-foot building with space for future expansion, as well as a parking lot with 115 standard spaces and 14 ADA spaces, for a total of 129. 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. The Subject Property will be annexed to the Fox Metro Water Reclamation District ("**Fox Metro**") to provide sufficient sanitary sewer to service Lincoln Prairie by Del Webb.

Access to the Subject Property will be provided via a gated entrance from a full movement access road (Del Webb Bouldvard), which access road will provide access to Eola Road, US Route

30 and the greater Lincoln Prairie by Del Web community. 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 and 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 previously constructed a pedestrian bridge across Eola Road, which satisfied the entire Fox Valley Park District donation for the Lincoln Prairie by Del Webb subdivision.

The following bulk standards, as reflected on the Preliminary Plat, Preliminary Plan, Final Plat, and Final Plan included with this submittal, are consistent with the requirements for Parcel 2 (age-restricted single-family detached residences) and Parcel 4 (Flex Parcel) as set forth in the approved Plan Description:

Section 4.4 Bulk Restrictions for Parcel 4:

The Bulk Restrictions shall be those Bulk Restrictions as delineated in Sections 1.4 or 2.4 (including all paragraphs and subparagraphs) except for the following provisions:

1. Buffer Yard Requirement: A 30 foot wide landscape out lot shall be provided adjacent to US Route 30.
2. Any portion of Parcel 4 which is developed to the specifications set forth herein for Parcel 1 shall have a maximum gross density not to exceed 2.9 dwelling units per acre.**
3. Any portion of Parcel 4 which is developed to the specifications set forth herein for Parcel 2 shall have a maximum gross density not to exceed 3.0 dwelling units per acre.**
4. Any portion of Parcel 5 which is developed to the specifications set forth herein for Parcel 1 shall have a maximum gross density not to exceed 2.7 dwelling units per acre.**
5. Any portion of Parcel 5 which is developed to the specifications set forth herein for Parcel 2 shall have a maximum gross density not to exceed 2.7 dwelling units per acre.**

<u>Section 2.4 Bulk Restrictions for Parcel 2</u>:

1. Maximum lot coverage: 65% of the area of the zoning lot

2. Specific Lot and Building Standard Requirements

    a. 50 foot wide 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.

    b. 64 foot wide 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.

    c. 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: 3.0 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.

NOTE: (**) Indicates a bulk restriction provision amended by the First Amendment to Plan Description.

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 Subject Property, creating consistency and security by providing an 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 Subject Property is adjacent to Phase 1, Phase 2A, Phase 2B and Phase 3 of the Lincoln Prairie by Del Webb age-restricted single-family residences to the east, the Lincoln Crossing South traditional single-family residential residences to the north, vacant land with proposed flex-residential to the south, and US Route 30 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, traditional residential uses, and flex-residential parcels. 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 Subject Property

consistent with the Preliminary Plat, Preliminary Plan, Final Plat, and Final Plan for Phase 4 of Lincoln Prairie by Del Webb, Petitioner will preserve the consistency of the established uses in the neighborhood. Petitioner's development of the Subject 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, Phase 4 of Lincoln Prairie by Del Webb will preserve and increase property values by developing a property which has historically been vacant and underutilized. Development of Phase 4 of Lincoln Prairie by Del Webb is consistent with the established and proposed residential uses to the north, east, and south. The development of the Subject 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 Subject 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. Phase 4 of Lincoln Prairie by Del Webb and greater Lincoln Prairie development 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 south of the Subject Property once Developer defines its future development plans. Establishment of Phase 4 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 Subject Property in the requisite capacity to serve the development. Petitioner previously provided a parcel to Fox Metro for operation of a regional lift station to serve the Subject Property with sanitary sewer service. As mentioned above, access to the Subject Property will be provided via a gated entrance from a full movement access road (Del Webb Bouldvard), which access road will provide access to Eola Road, US Route 30 and the greater Lincoln Prairie by Del Web community. 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 entire residential community.

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

Ingress and egress will be provided via a gated entrance from a full movement access road (Del Webb Bouldvard), which access road will provide access to Eola Road, US Route 30 and the greater Lincoln Prairie by Del Web community. All roadways have been designed consistent with Aurora's Subdivision Control Ordinance and City Code. KLOA previously performed a traffic study which concluded that traffic that will be generated by Phase 4 of 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 development. 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.

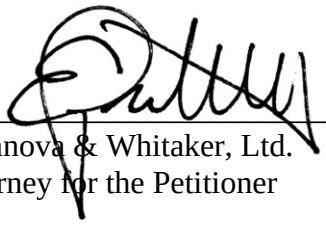
The Subject Property is currently zoned PDD with residential and supporting commercial uses as part of the greater Lincoln Prairie Planned Development District. Petitioner's Phase 4 of Lincoln Prairie by Del Webb comply with the regulations and bulk requirements of the approved PDD and approved Plan Description for the development.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests approval of the Preliminary Plat, Preliminary Plan, Final Plat, and Final Plan for Phase 4 of Lincoln Prairie by Del Webb pursuant to the appropriate provisions of the City of Aurora's Municipal Code for the property legally described on **Exhibit A** and as depicted on the Final Plat attached as **Exhibit B**.

RESPECTFULLY SUBMITTED this 15th day of August, 2025

PETITIONER:

PULTE HOME COMPANY, LLC
A Michigan limited liability company



Rosanova & Whitaker, Ltd.
Attorney for the Petitioner

EXHIBIT A
LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER, NORTHEAST QUARTER, SOUTHWEST QUARTER, AND SOUTHEAST QUARTER OF SECTION 18, 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 SOUTHEAST CORNER OF LOT 100 IN LINCOLN CROSSING SOUTH SUBDIVISION PHASE 1A RECORDED JULY 31, 2024 AS DOCUMENT R2024038473; THENCE ALONG THE WESTERLY LINES OF LOTS 566 AND 569 IN LINCOLN PRAIRIE BY DEL WEBB PHASE 3 RECORDED NOVEMBER 25, 2024 AS DOCUMENT R2024062418 FOR THE NEXT THREE (3) COURSES; (1) THENCE SOUTH 17 DEGREES 53 MINUTES 12 SECONDS EAST, A DISTANCE OF 9.28 FEET; (2) THENCE SOUTH 50 DEGREES 12 MINUTES 39 SECONDS EAST, A DISTANCE OF 257.50 FEET; (3) THENCE SOUTH 27 DEGREES 23 MINUTES 02 SECONDS EAST, A DISTANCE OF 589.70 FEET; THENCE SOUTH 36 DEGREES 47 MINUTES 48 SECONDS WEST, A DISTANCE OF 419.15 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 760.00 FEET, AN ARC DISTANCE OF 340.72 FEET, A CHORD BEARING SOUTH 49 DEGREES 38 MINUTES 24 SECONDS WEST, AND A CHORD DISTANCE OF 337.88 FEET TO A POINT OF TANGENCY; THENCE SOUTH 62 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 22.87 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 354.00 FEET, AN ARC DISTANCE OF 145.55 FEET, A CHORD BEARING SOUTH 74 DEGREES 15 MINUTES 43 SECONDS WEST, AND A CHORD DISTANCE OF 144.52 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 249.87 FEET, A CHORD BEARING SOUTH 61 DEGREES 21 MINUTES 25 SECONDS WEST, AND A CHORD DISTANCE OF 242.21 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 248.00 FEET, AN ARC DISTANCE OF 111.72 FEET, A CHORD BEARING SOUTH 49 DEGREES 34 MINUTES 42 SECONDS WEST, AND A CHORD DISTANCE OF 110.77 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 27 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 62 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 73 DEGREES 28 MINUTES 09 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 BEING PARALLEL WITH AND 30.00 FEET NORTHEASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30 PER DOCUMENT NUMBER 355964; THENCE NORTH 27 DEGREES 31 MINUTES 00 SECONDS WEST, ALONG SAID PARALLEL LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30 PER DOCUMENT NUMBER 2020-116928, A DISTANCE OF 1048.20 FEET TO THE SOUTHWESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 100; THENCE NORTH 62 DEGREES 29 MINUTES 00 SECONDS EAST,

ALONG SAID SOUTHERLY LINE AND ITS SOUTHWESTERLY EXTENSION, A DISTANCE OF 1286.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,410,570 SQUARE FEET (32.382 ACRES), MORE OR LESS

EXHIBIT B
FINAL PLAT

SUBMITTED BY:

PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173

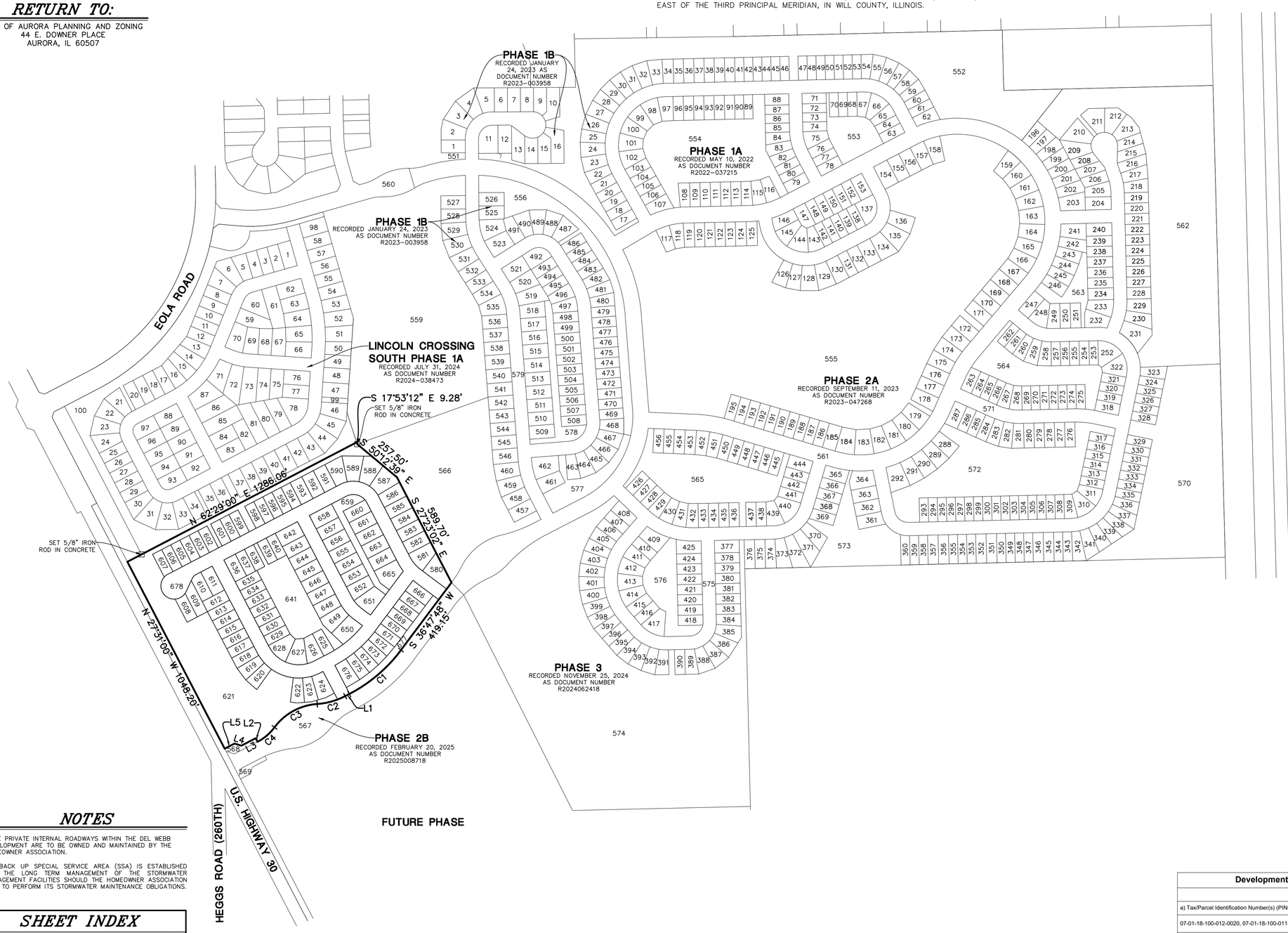
RETURN TO:

CITY OF AURORA PLANNING AND ZONING
44 E. DOWNER PLACE
AURORA, IL 60507

FINAL PLAT OF LINCOLN PRAIRIE BY DEL WEBB, PHASE 4

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: _____



GRAPHIC SCALE

250 0 125 250 500 1000

(IN FEET)
1 inch = 250 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.

ABBREVIATIONS

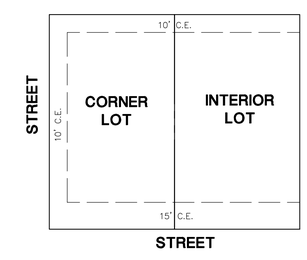
C.E. = CITY EASEMENT HEREBY GRANTED

LEGEND

- = PROPERTY LINE
- = LOT LINE
- = RIGHT OF WAY LINE
- = EASEMENT LINE
- = SECTION LINE
- = BUILDING SETBACK LINE
- = SET CONCRETE MONUMENT

TYPICAL LOT DETAIL

UNLESS OTHERWISE NOTED ON THE PLAT



NOTES

- THE PRIVATE INTERNAL ROADWAYS WITHIN THE DEL WEBB DEVELOPMENT ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.
- A BACK UP SPECIAL SERVICE AREA (SSA) IS ESTABLISHED FOR THE LONG TERM MANAGEMENT OF THE STORMWATER MANAGEMENT FACILITIES SHOULD THE HOMEOWNER ASSOCIATION FAIL TO PERFORM ITS STORMWATER MAINTENANCE OBLIGATIONS.

SHEET INDEX

SHEET 1:	OVERALL BOUNDARY
SHEET 2:	SHEET LAYOUT DETAIL
SHEETS 3-8:	LOT AND EASEMENT DETAILS
SHEET 9:	CERTIFICATES

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	760.00'	340.72'	S49°38'24"W	337.88'
C2	354.00'	145.55'	S74°15'43"W	144.52'
C3	290.00'	249.87'	S61°21'25"W	242.21'
C4	248.00'	111.72'	S49°34'42"W	110.77'

LINE TABLE

LINE	BEARING	LENGTH
L1	S62°29'00"W	22.87'
L2	N27°31'02"W	20.00'
L3	S62°29'00"W	80.00'
L4	N73°28'09"W	35.96'
L5	S62°29'00"W	55.00'

Development Data Table: Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs):		
07-01-18-100-012-0020, 07-01-18-100-011-0010,		
07-01-18-200-005-7610, 07-01-18-400-010-0010,		
07-01-18-400-012-0000		
b) Subdivided Area	32.382	Acres
	1,410,570	Square Feet
c) Proposed New Right-of-way		Acres
		Square Feet
		Linear Feet of Centerline
d) Proposed New Easements	12.316	Acres
	536,496	Square Feet

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Transportation Engineers • Land Development Consultants • Environmental Consultants • Planners

PROPOSED DEVELOPMENT FOR:
OWNER: LINCOLN PRAIRIE AURORA LLC
ATTN: MATT BRULEY, PROJECT MANAGER
1900 E GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
CONTACT: MATT BRULEY, P.E.
(630) 772-2073

LINCOLN PRAIRIE BY DEL WEBB, PHASE 4
AURORA, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: JID
PROJ. ASSOC.: PGA
DRAWN BY: PGA
DATE: 08/08/25
SCALE: 1"=250'

SHEET 1 OF 5

PULAUIL01

© 2025 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

August 8, 2025 - 10:27 Dwg Name: P:\Pulauil01\Vara\Sara\Final Drawings\Plat of Subdivision\Final Plat\Del Webb - Phase 4\01-02-PULAUIL01-FS-DEL WEBB-Ph4.dwg Updated By: panderson

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	760.00'	340.72'	S49°38'24"W	337.88'
C2	354.00'	145.55'	S74°15'43"W	144.52'
C3	290.00'	249.87'	S61°21'25"W	242.21'
C4	248.00'	111.72'	S49°34'42"W	110.77'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S62°29'00"W	22.87'
L2	N27°31'02"W	20.00'
L3	S62°29'00"W	80.00'
L4	N73°28'09"W	35.96'
L5	S62°29'00"W	55.00'

N

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Structural Engineers • Landscape Architects • Environmental Scientists • Planners

PROPOSED DEVELOPMENT FOR:
OWNER: LINCOLN PRAIRIE AURORA LLC
FELICITA LAND & DEVELOPMENT
1900 E GOLF ROAD, SUITE 300
SCHAUMBURG, ILLINOIS 60173
CONTACT: MATT BRIDLEY, P.E.
(630) 772-2073

LINCOLN PRAIRIE BY DEL WEBB, PHASE 4
AURORA, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: JID
PROJ. ASSOC.: PGA
DRAWN BY: PGA
DATE: 08/08/25
SCALE: 1"=150'

SHEET 2 OF 5

PULAUIL01

©2025 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

August 8, 2025 – 10:27 Dwg Name: P:\Pulaui01\data\Sara\Final Drawings\Plat of Subdivision\Final Plat\Del Webb – Phase 4\01-02-PULAUI01-PS-DEL WEBB-PH4.dwg Updated By: pondarson

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING

Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Structural Engineers • Landscape Architects • Environmental Scientists • Planners

PROPOSED DEVELOPMENT FOR:
OWNER: LINCOLN PRAIRIE AURORA LLC
FELICITA VILLAGE OF AURORA LLC
1900 E GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
CONTACT: MATT BRIDLEY, P.E.
(630) 777-2573

LINCOLN PRAIRIE BY DEL WEBB, PHASE 4

AURORA, ILLINOIS

FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	JID
PROJ. ASSOC.:	PGA
DRAWN BY:	PGA
DATE:	08/08/25
SCALE:	1"=50'

SHEET 3 OF 5

PULAUIL01

© 2025 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

August 8, 2025 – 10:22 Dwg Name: P:\Plainfield\Vara\Cara\Final Drawings\Plat of Subdivision\Final Plat\Del Webb – Phase 4\01-05-PULAUIL01-FS-DEL WEBB-Ph4.dwg Updated By: panderson

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING

Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Geotechnical Engineers • Environmental Consultants • Transportation Engineers • Landscape Architects

LINCOLN PRAIRIE BY DEL WEBB, PHASE 4

AURORA, ILLINOIS

FINAL PLAT OF SUBDIVISION

PROPOSED DEVELOPMENT FOR:
OWNER: LINCOLN PRAIRIE AURORA LLC
ATTN: PAUL GALLAGHER, PRESIDENT
1900 E GOLF ROAD, SUITE 300
SCHAUMBURG, ILLINOIS 60173
CONTACT: MATT BRICKLEY, P.E.
(630) 772-2073

PROJ. MGR.:	JID
PROJ. ASSOC.:	PGA
DRAWN BY:	PGA
DATE:	08/08/25
SCALE:	1"=50'

SHEET 4 OF 5

PULAUIL01

©2025 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

August 8, 2025 - 10:35 Dwg Name: P:\Pulauil01\Vara\Sign\Final Drawings\Plat of Subdivision\Final Plat\Del Webb - Phase 4\01-05-PULAUIL01-PS-PDR_WEBB-PH4.dwg Updated By: jonderson

FINAL PLAT
OF
LINCOLN PRAIRIE BY DEL WEBB, PHASE 4

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, A LIMITED LIABILITY CORPORATION, IS THE RECORD OWNER OF PART OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID PROPERTY, AND THE VARIOUS DEDICATIONS, GRANTS AND RESERVATIONS OF EASEMENT AND RIGHTS OF WAY DEPICTED HEREON.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICTS #308 (OSWEGO COMMUNITY UNIT SCHOOL DISTRICT) AND COMMUNITY COLLEGE DISTRICT #516.

DATED THIS __________ DAY OF ______________________________, A.D., 2025

____
SIGNATURE

____
PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE

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

STATE OF ILLINOIS)
)SS
COUNTY OF ____________)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE CORPORATION AND THAT SAID INDIVIDUAL DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE IS A CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ________ DAY OF

______________________, A.D., 2025.

____
NOTARY

____
PLEASE TYPE/PRINT NAME

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE, DUPAGE, KENDALL AND WILL COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT IS APPROVED UNDER MY OFFICES

THIS __________ DAY OF ___________________, A.D., 2025.

____
CITY ENGINEER

____
PLEASE TYPE/PRINT NAME

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

I, THE UNDERSIGNED, AS CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF AURORA, KANE, DUPAGE, WILL AND KENDALL COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT HAS BEEN APPROVED BY SAID PLANNING AND ZONING COMMISSION

THIS __________ DAY OF ______________________, A.D., 2025.

PLANNING AND ZONING COMMISSION, CITY OF AURORA

____
CHAIRMAN

____
PLEASE TYPE/PRINT NAME

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

APPROVED THIS __________ DAY OF ______________, A.D., 2025, BY THE CITY COUNCIL

OF THE CITY OF AURORA, PURSUANT TO ORDINANCE/RESOLUTION NUMBER ______________.

BY: ____
MAYOR

ATTEST: ____
CITY CLERK

TAX MAPPING CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, ____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE OF WILL COUNTY, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THE PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP

_____________________________________ AND IDENTIFIED AS PERMANENT REAL

ESTATE TAX INDEX NUMBER (PIN) ____________________________________.

____.

DATED THIS ______ DAY OF ____________________________________, A.D., 2025.

____
DIRECTOR

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

THE UNDERSIGNED, AS COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID OR FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND DEPICTED HEREON. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DEPICTED HEREON.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT ________________________, ILLINOIS,

THIS __________ DAY OF ____________________________ , A.D., 2025.

____
COUNTY CLERK

____
PLEASE TYPE/PRINT NAME

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR WILL COUNTY DO HEREBY CERTIFY

THAT INSTRUMENT NUMBER ___________________________ WAS FILED FOR RECORD IN THE RECORDER'S

OFFICE OF WILL COUNTY, ILLINOIS, ON THE ________ DAY OF ______________________, A.D.,

2025 AT __________ O'CLOCK ___.M.

____
RECORDER OF DEEDS

____
PLEASE TYPE/PRINT NAME

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD FOR DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION

____
OWNER OR ATTORNEY

____
PLEASE TYPE/PRINT NAME

____
JOSEPH M. IOVINELLI
ILLINOIS PROFESSIONAL ENGINEER NO. 062-069635
LICENSE EXPIRES/RENEWS: NOVEMBER 30, 2027

JOSEPH M. IOVINELLI 062-069635 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
EXP. 11-30-27

FIRE LANE EASEMENT

A FIRE LANE EASEMENT IS HEREBY RESERVED OVER A PORTION OF LOT 621 OF LINCOLN PRAIRIE BY DEL WEBB, PHASE 4 SUBDIVISION FOR THE BENEFIT OF AND GRANTED TO THE CITY OF AURORA, FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS "FIRE LANE EASEMENT", FOR THE PURPOSE OF PREVENTING THE HINDRANCE; OBSTRUCTION, BLOCKING, ENCROACHING UPON, OR DETRACTING FROM THE USE OF THE EASEMENT FOR ITS INTENDED PURPOSE AS A FIRE LANE AND/OR EMERGENCY FIRE ACCESS.

NO PERMANENT OR TEMPORARY BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OR MAINTAINED ON, ACROSS, OR THROUGH ANY OF THE AREAS MARKED ON THE PLAT AS "FIRE LANE EASEMENT", NOR SHALL ANY FENCES BE CONSTRUCTED TO BLOCK ACCESS TO ANY OF THE AREAS MARKED ON THE PLAT AS "FIRE LANE EASEMENT" WITHOUT PERMIT ISSUANCE SPECIFYING AN EXEMPTION FROM THE CITY OF AURORA BUILDING CODE OFFICIAL, FIRE CODE OFFICIAL AND THE FIRE MARSHAL.

CITY EASEMENT PROVISIONS

A CITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") AND ITS FRANCHISEES, PERMITEES OR LICENSEES FOR ALL AREAS HEREON PLATTED AND DESIGNATED "CITY EASEMENT", TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION AND WHERE ADJACENT TO PUBLIC RIGHT OF WAY OR STORMWATER CONTROL EASEMENTS FOR PUBLIC PEDESTRIAN EGRESS AND INGRESS TO SIDEWALKS OR PATHWAY SYSTEMS. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF ALL SUCH PERMITTED USES, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL. THE CITY AND ITS FRANCHISEES, PERMITEES OR LICENSEES WITH PERMITS FROM THE CITY MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "CITY EASEMENT" WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY CITY FRANCHISEES, PERMITEES OR LICENSEES WITH PERMITS FROM THE CITY, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT, LIMITED TO THE FOLLOWING: BACKFILL ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH CITY STANDARDS AND SUBJECT TO CITY APPROVAL.

FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY.

DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR LINCOLN PRAIRIE BY DEL WEBB

THE PROPERTY HEREBY SUBDIVIDED SHALL BE SUBJECT TO A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR LINCOLN PRAIRIE BY DEL WEBB, WHICH DECLARATION SHALL BE RECORDED UPON APPROVAL BY THE CITY AS A CONDITION TO THE ISSUANCE OF THE FIRST RESIDENTIAL OCCUPANCY PERMIT FOR THE PROPERTY, AND SHALL SET FORTH OTHER RIGHTS, EASEMENTS AND OBLIGATIONS INTEGRAL TO THE CONTEMPLATED FUNCTION OF THE DEVELOPMENT, WHICH RIGHTS, EASEMENTS AND OBLIGATIONS MAY BE AMENDED PURSUANT TO THE TERMS MORE SPECIFICALLY SET FORTH IN THE DECLARATION.

IN THE EVENT THAT THE DECLARATION IS NOT RECORDED PRIOR TO THE CONVEYANCE OF THE FIRST RESIDENTIAL DWELLING UNIT CONSTRUCTED ON THE PROPERTY, THEN AND ONLY THEN, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IS RESERVED FOR AND GRANTED TO EACH INDIVIDUAL OWNER, THEIR SUCCESSORS AND ASSIGNS, OVER THE PRIVATE ROAD CONSTRUCTED WITHIN LOT 678.

IN THE EVENT THAT THE DECLARATION IS NOT RECORDED PRIOR TO THE PLAT OF SUBDIVISION, THEN AND ONLY THEN, THE CITY OR ANY OTHER GOVERNMENTAL AUTHORITY WHICH HAS JURISDICTION OVER THE PROPERTIES SHALL HAVE A NON-EXCLUSIVE EASEMENT OF ACCESS OVER ROADS, DRIVEWAYS, AND WALKWAYS LOCATED ON THE COMMON ARES FOR POLICE, FIRE, AMBULANCE, WASTE REMOVAL, OR FOR THE PURPOSE OF FINISHING MUNICIPAL OR EMERGENCY SERVICES TO THE PROPERTIES.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHWEST QUARTER, NORTHEAST QUARTER, SOUTHWEST QUARTER, AND SOUTHEAST QUARTER OF SECTION 18, 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 SOUTHEAST CORNER OF LOT 100 IN LINCOLN CROSSING SOUTH SUBDIVISION PHASE 1A RECORDED JULY 31, 2024 AS DOCUMENT R2024038473; THENCE ALONG THE WESTERLY LINES OF LOTS 566 AND 569 IN LINCOLN PRAIRIE BY DEL WEBB PHASE 3 RECORDED NOVEMBER 25, 2024 AS DOCUMENT R2024062418 FOR THE NEXT THREE (3) COURSES; (1) THENCE SOUTH 17 DEGREES 53 MINUTES 12 SECONDS EAST, A DISTANCE OF 9.28 FEET; (2) THENCE SOUTH 50 DEGREES 12 MINUTES 39 SECONDS EAST, A DISTANCE OF 257.50 FEET; (3) THENCE SOUTH 27 DEGREES 23 MINUTES 02 SECONDS EAST, A DISTANCE OF 589.70 FEET; THENCE SOUTH 36 DEGREES 47 MINUTES 48 SECONDS WEST, A DISTANCE OF 419.15 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 760.00 FEET, AN ARC DISTANCE OF 340.72 FEET, A CHORD BEARING SOUTH 49 DEGREES 38 MINUTES 24 SECONDS WEST, AND A CHORD DISTANCE OF 337.88 FEET TO A POINT OF TANGENCY; THENCE SOUTH 62 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 22.87 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 354.00 FEET, AN ARC DISTANCE OF 145.55 FEET, A CHORD BEARING SOUTH 74 DEGREES 15 MINUTES 43 SECONDS WEST, AND A CHORD DISTANCE OF 144.52 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 249.87 FEET, A CHORD BEARING SOUTH 61 DEGREES 21 MINUTES 25 SECONDS WEST, AND A CHORD DISTANCE OF 242.21 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 248.00 FEET, AN ARC DISTANCE OF 111.72 FEET, A CHORD BEARING SOUTH 49 DEGREES 34 MINUTES 42 SECONDS WEST, AND A CHORD DISTANCE OF 110.77 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 27 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 62 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 73 DEGREES 28 MINUTES 09 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 BEING PARALLEL WITH AND 30.00 FEET NORTHEASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30 PER DOCUMENT NUMBER 355964; THENCE NORTH 27 DEGREES 31 MINUTES 00 SECONDS WEST, ALONG SAID PARALLEL LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30 PER DOCUMENT NUMBER 2020-116928, A DISTANCE OF 1048.20 FEET TO THE SOUTHWESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 100; THENCE NORTH 62 DEGREES 29 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY LINE AND ITS SOUTHWESTERLY EXTENSION, A DISTANCE OF 1286.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,410,570 SQUARE FEET (32.382 ACRES), MORE OR LESS

THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND ACCURATELY DEPICTS SAID PROPERTY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AND THAT THE PLAT MEETS THE PROVISIONS OF CHAPTER 43 "SUBDIVISIONS" OF THE AURORA MUNICIPAL CODE. I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17197C0030G, EFFECTIVE DATE FEBRUARY 15, 2019, NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF AUGUST, A.D., 2025.

____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3966
EMAIL ADDRESS: JDUNHAM@MANHARD.COM
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2027.

JACOB I. DUNHAM ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3966 LINCOLNSHIRE, ILLINOIS

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING
333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

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

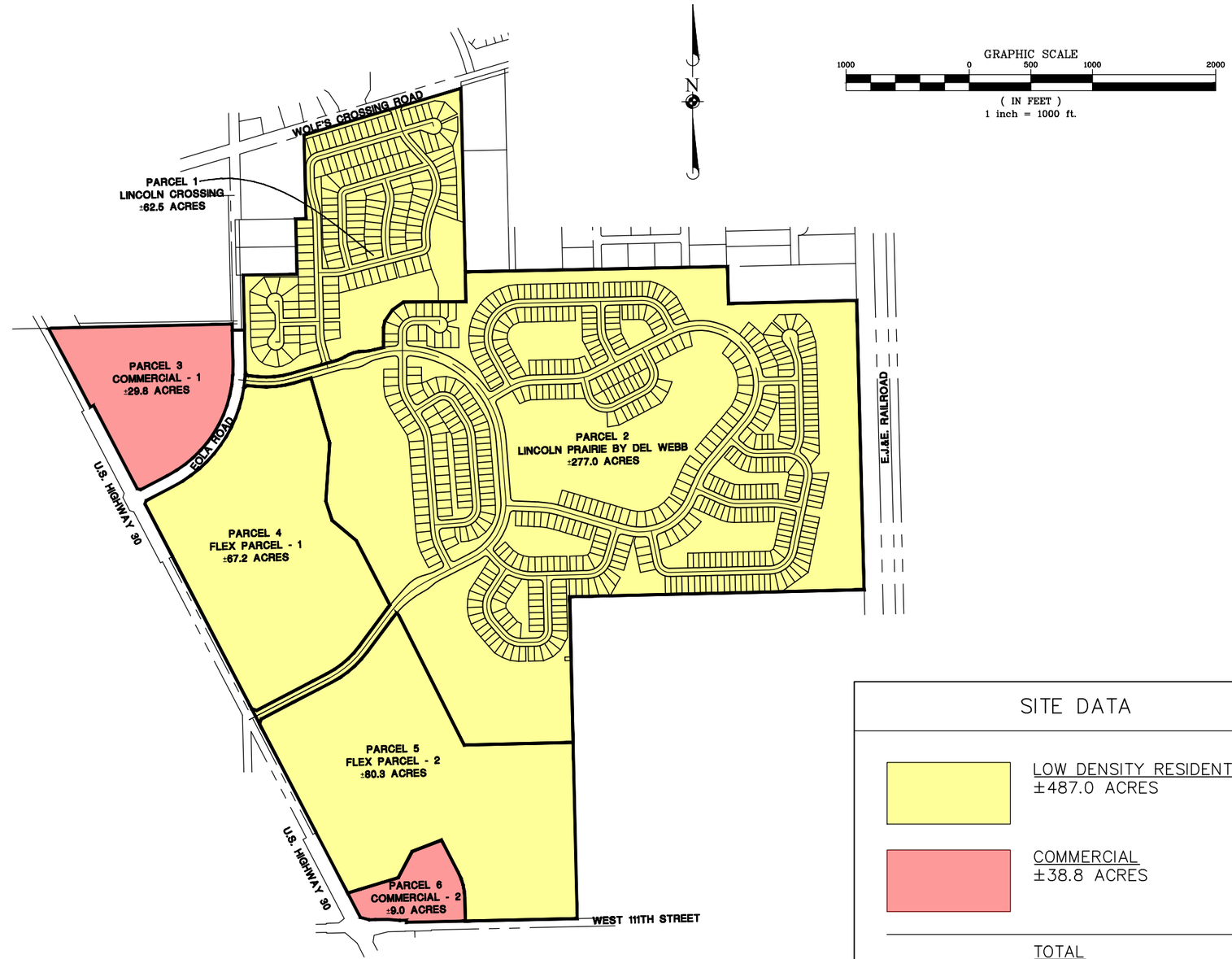
LINCOLN PRAIRIE BY DEL WEBB, PHASE 4
AURORA, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: JID
PROJ. ASSOC.: PGA
DRAWN BY: PGA
DATE: 08/08/25
SCALE: NTS

SHEET
5 OF 5
PULAUIL01

© 2025 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

EXHIBIT C
GENERAL LAND USE PLAN



SITE DATA

LOW DENSITY RESIDENTIAL	±487.0 ACRES
COMMERCIAL	±38.8 ACRES
TOTAL	±525.8

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PULTE - AURORA

CITY OF AURORA, ILLINOIS

GENERAL LAND USE PLAN

DRAWN BY:	DATE:	SCALE:	CODE:
AMP	3/18/2021	1"=1000'	PUL.AUIL01

Dwg Name: P:\Pulauil01\dwg\Eng\Preliminary\Exhibits Eng\General Land Use Plan.dwg Updated By: APool
11:43