



*Aurora*

# LINCOLN CROSSING SOUTH

Matt Brolley - Pulte Home Company, LLC  
Eric Prechtel - Rosanova & Whitaker, Ltd.  
Joe Iovinelli - Manhard Consulting, Ltd.



# Pulte Homes

More Life Built In.

Publicly Traded Homebuilding Company (PHM)

Third Largest Builder in US and Chicago

Building homes in Chicagoland since the early 1970's

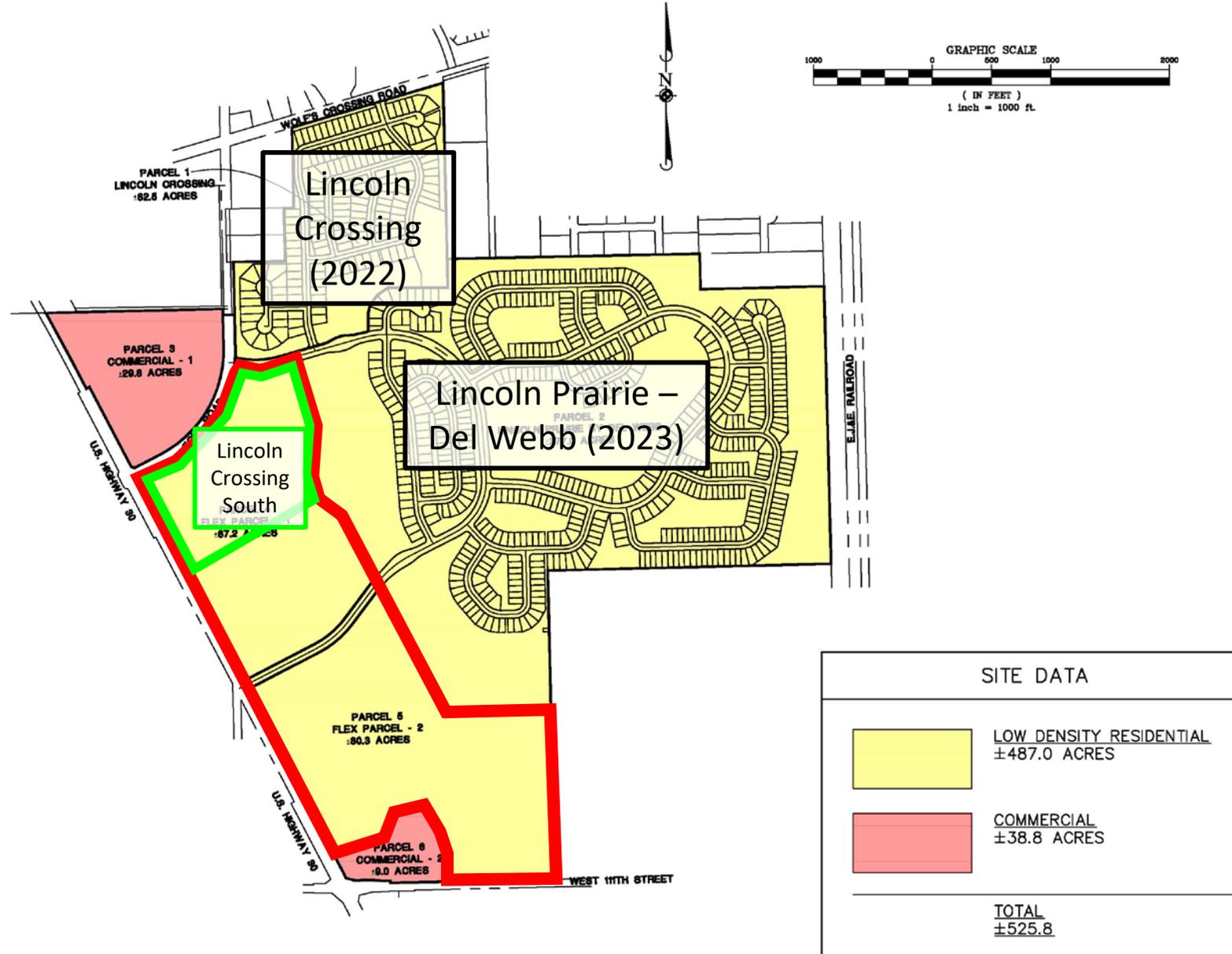
Sold over 700 homes in 2023

Top Selling Community in Chicagoland 2017-2023

Actively selling in 16 different communities throughout Chicagoland



# GENERAL LAND USE PLAN



# LINCOLN PRAIRIE - DEL WEBB

*Del Webb*<sup>®</sup>  
Love life to the fullest.

545 Single-Family  
Homes (age  
restricted)

---

Grand Opening  
2023

---

109 Closed to Date



# LINCOLN CROSSING



162 Single-Family  
Homes

Grand Opening  
2022



89 Closed to Date



# COMPOSITE LOTTING - FLEX PARCELS



# PLAN DESCRIPTION REVISION

## 4.4. Bulk Restrictions:

The Bulk Restrictions shall be those Bulk Restrictions as delineated in Sections 1.4 or 2.4 above (including all paragraphs and subparagraphs) ~~and the~~ 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.
- ~~2-5.~~ 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.

A house-shaped keychain hanging from a door handle. The keychain is a simple outline of a house with two windows and a door. The door handle is a standard lever handle. The background is a solid dark blue color.

THANK YOU



# PLAN DESCRIPTION REVISION

**That the following Section III(A)(4) be modified:**

## 4. General Regulations Applicable to Parcel 4 and Parcel 5:

### 4.1. Parcel Size, Use Designation and Statement of Intent

These parcels referenced within this document as Parcel 4 and Parcel 5 consist of two parcels, one being approximately ~~102-66~~ acres and one being approximately ~~94-80~~ acres for a total of approximately ~~196-146~~ acres. Upon approval of this document, said property shall be zoned PDD on the Zoning Map.

Each of these parcels may be developed to the specifications set forth herein for Parcel 1 or Parcel 2. The determination of whether a parcel is developed pursuant to Parcel 1 or Parcel 2 standards shall be determined by the Developer at the time of Preliminary Plan and Plat. It is the intent that said decision be based on the success of the preliminary development phases and the prevailing market trends.

### 4.2. General Provisions

The General Provisions shall be those General Provisions as delineated in Sections 1.2 or 2.2 above (including all paragraphs and subparagraphs).

### 4.3. Use Regulations:

The Use Regulations shall be those Use Regulations as delineated in Sections 1.3 or

## 1.4 Bulk Restrictions

1. Maximum lot coverage: 55% of the area of the zoning lot
2. Specific Lot and Building Standard Requirements:
  - a. 55 foot wide lots:
    - (1) Minimum lot size: 7,150 square feet
    - (2) Minimum lot width: 55 feet at the building line
    - (3) Minimum floor area
      - i. One story home: One story homes shall not be permitted.
      - ii. Two story home: 2,000 square feet
    - (4) A full or partial basement shall be required for all dwelling units.
  - b. 65 foot wide lots:
    - (1) Minimum lot size: 8,060 square feet
    - (2) Minimum lot width: 65 feet at the building line
    - (3) Minimum floor area
      - i. One story home: One story homes shall not be permitted.
      - ii. Two story home: 2,500 square feet
    - (4) A full or partial basement shall be required for all dwelling units.
    - (5) The minimum ratio of these lot types within the development shall be at least 30%.

# PLAN DESCRIPTION SECTION 1.4

- 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: 30 feet
  - b. Rear Yard Setback: 30 feet
  - c. Corner Side Yard Setback: 10 feet
  - d. Reverse Corner Side Yard Setback: 15 feet
  - e. Interior Side Yard Setback: 6 feet, with a separation between building of 14 feet except on lots with a side yard having a 7.5 foot city easement .
  
- 4. Maximum height: 35 feet or 2.5 stories
  
- 5. Maximum gross density shall not exceed 2.6 dwelling units per 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, unroofed 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.

## 2.4 Bulk Restrictions

1. Maximum lot coverage: 65% of the area of the zoning lot
2. Specific Lot and Building Standard Requirements
  - a. 44 foot wide lots:
    - (1) Minimum lot size: 5,280 square feet
    - (2) Minimum lot width: 44 feet at the building line
    - (3) Minimum floor area
      - i. One story home: 1,500 square feet
      - ii. Two story home: 1,700 square feet
    - (4) The maximum ratio of these lot type shall not exceed 40%
  - b. 50 foot wide lots:
    - (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

# PLAN DESCRIPTION SECTION 2.4

- 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:
    - (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.

# PRODUCT MATRIX

## Lincoln Crossing - Product Matrix Meadows

Style	Size (sf)	Bed	Bath	Garage	Elevations
Newberry	2,391 – 2,568	3 – 4	2.5	2	5
Mercer	2,605 – 2,786	3 – 5	2.5 – 3.5	2	4
Continental	2,872 – 3,158	4 – 5	2.5 – 3	2	5

## Estates

Style	Size (sf)	Bed	Bath	Garage	Elevations
Hilltop	2,899 – 3,299	4 – 5	2.5 – 4	3 – 4	4
Riverton	3,126 – 3,437	4 – 5	2.5 – 3.5	3 – 4	4
Westchester	3,300 – 3,469	4 – 6	2.5 – 4	3 – 4	4

# MEADOWS



# ESTATES



HR1C



HR2M



HR3S

# MODELS



# MODELS



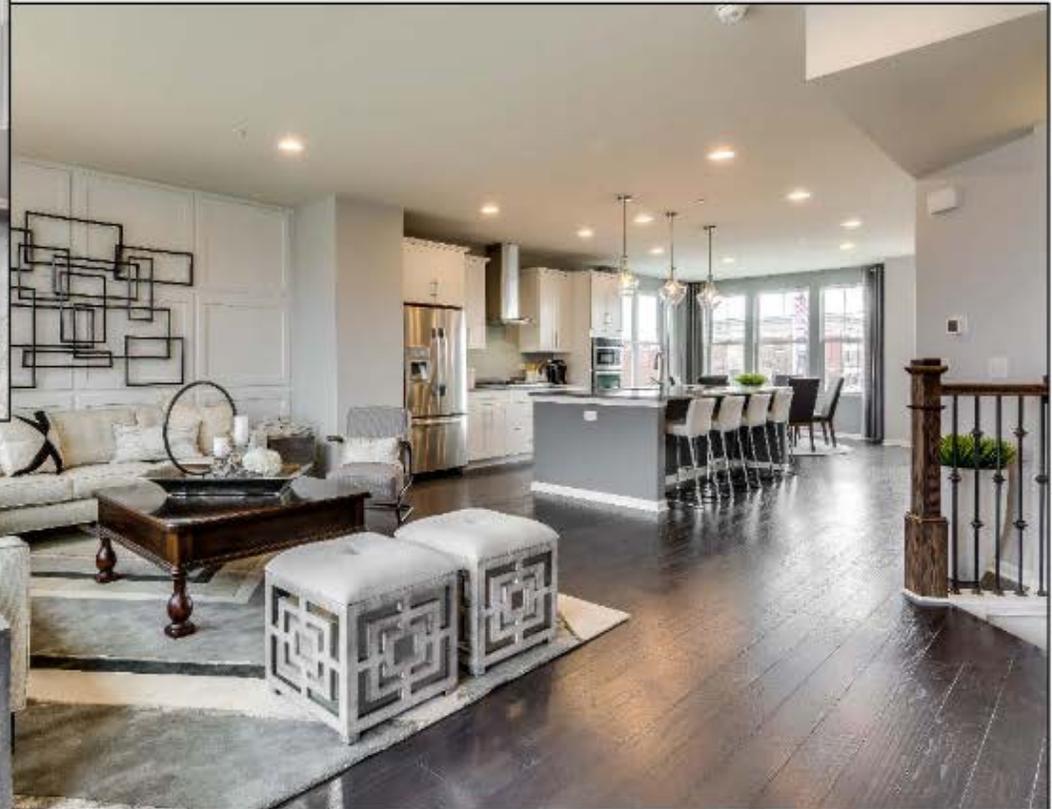
# MODELS



# HOME INTERIORS



- Consumer-tested design
- Modern Open Floor Plans
- Design Studio Session



# LINCOLN CROSSING SOUTH



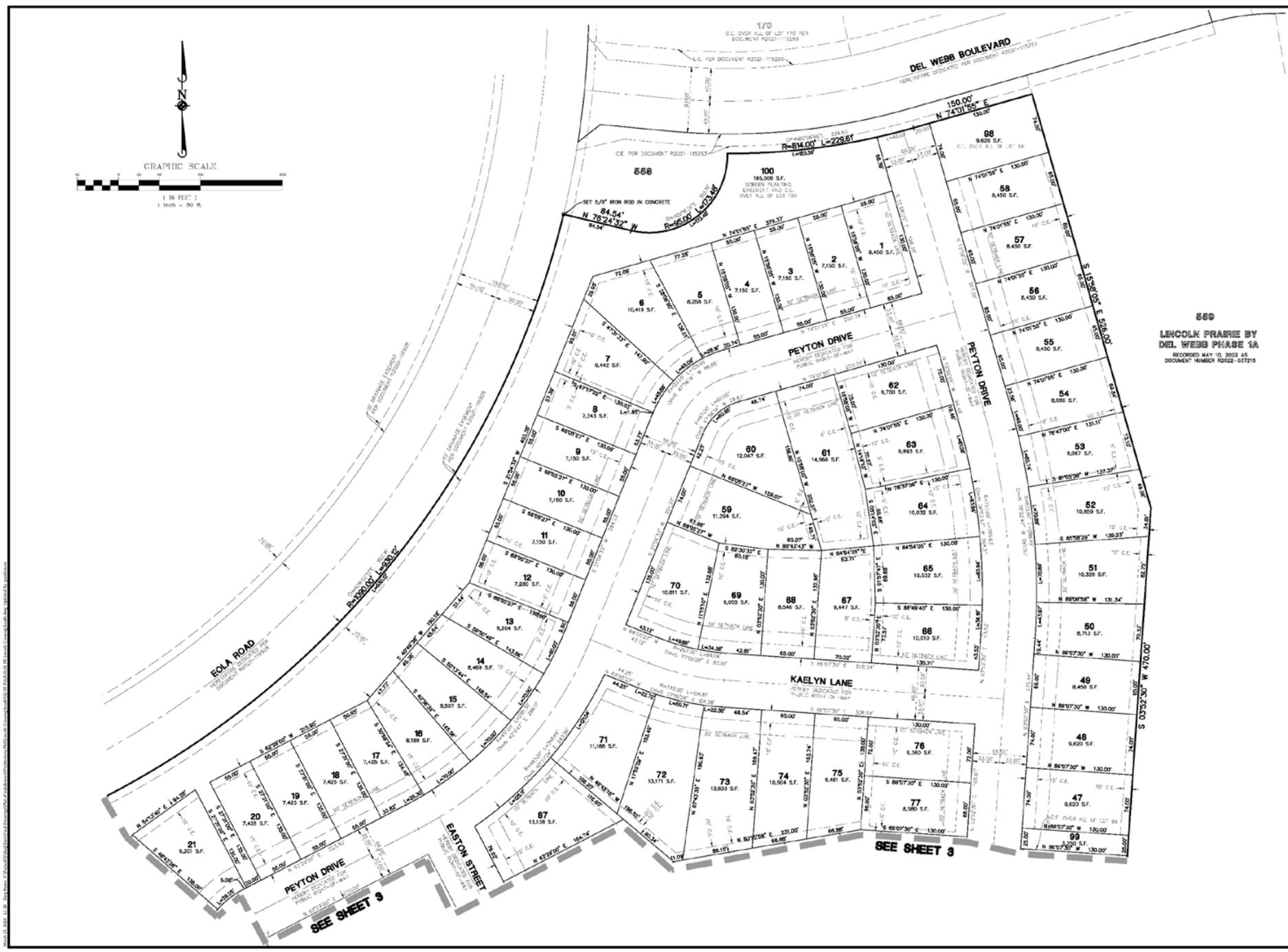
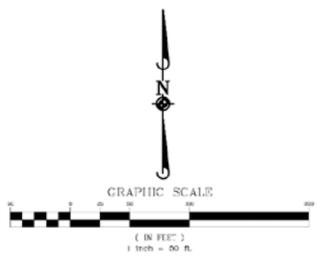
# AERIAL



# DEVELOPMENT PLANS







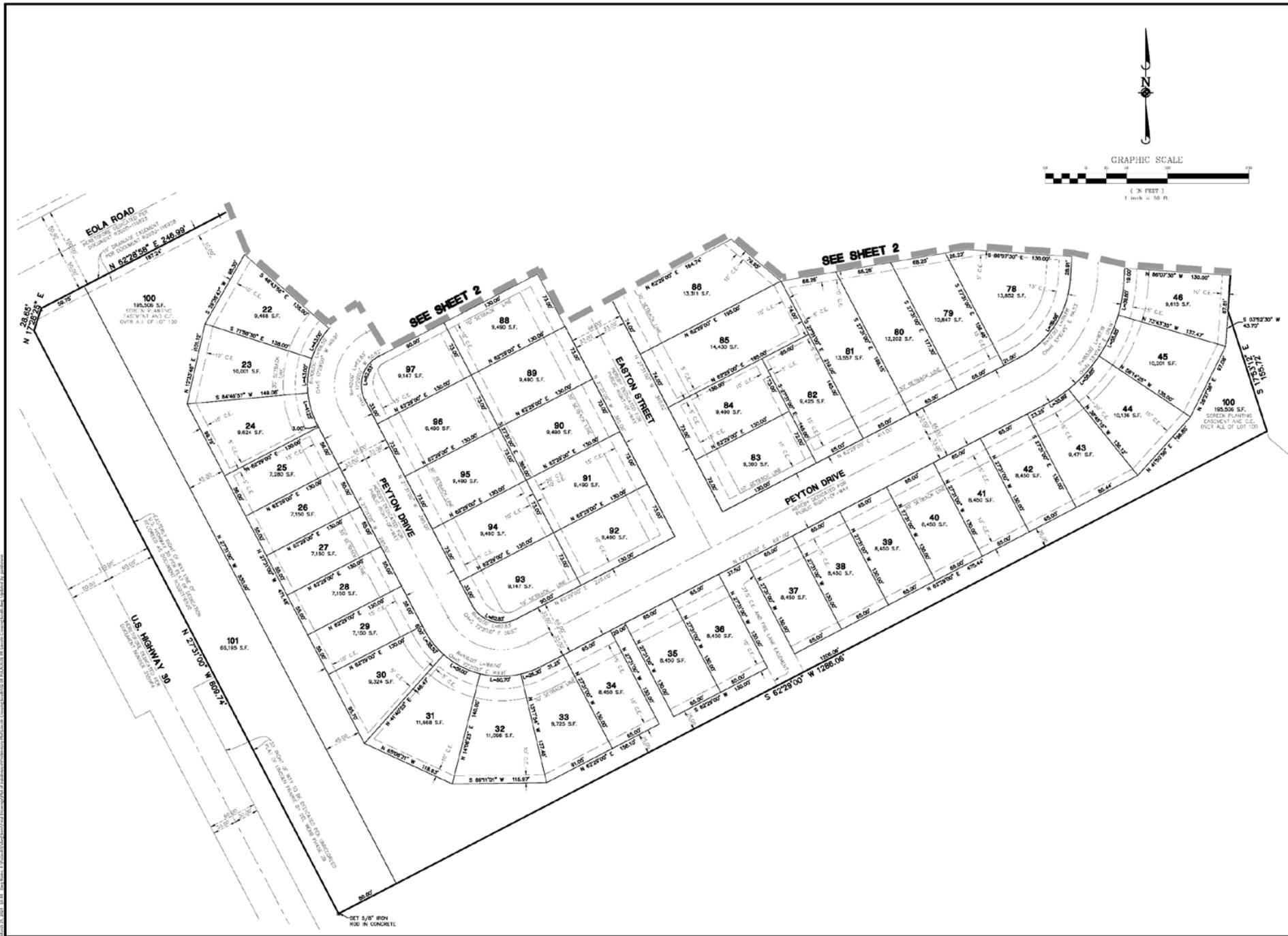
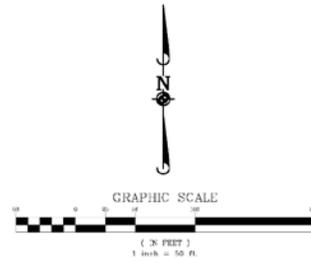
880  
**LINCOLN PRAIRIE BY DEL WEBB PHASE 1A**  
 RECORDED MAY 10, 2022 AS  
 DOCUMENT NUMBER R2022-037215

NO.	DATE	REVISION
1	05/10/22	ISSUED FOR PERMITS
2	05/10/22	ISSUED FOR PERMITS
3	05/10/22	ISSUED FOR PERMITS
4	05/10/22	ISSUED FOR PERMITS
5	05/10/22	ISSUED FOR PERMITS
6	05/10/22	ISSUED FOR PERMITS
7	05/10/22	ISSUED FOR PERMITS
8	05/10/22	ISSUED FOR PERMITS
9	05/10/22	ISSUED FOR PERMITS
10	05/10/22	ISSUED FOR PERMITS
11	05/10/22	ISSUED FOR PERMITS
12	05/10/22	ISSUED FOR PERMITS
13	05/10/22	ISSUED FOR PERMITS
14	05/10/22	ISSUED FOR PERMITS
15	05/10/22	ISSUED FOR PERMITS
16	05/10/22	ISSUED FOR PERMITS
17	05/10/22	ISSUED FOR PERMITS
18	05/10/22	ISSUED FOR PERMITS
19	05/10/22	ISSUED FOR PERMITS
20	05/10/22	ISSUED FOR PERMITS
21	05/10/22	ISSUED FOR PERMITS

**Manhard**  
 CONSULTING  
 1111 S. MICHIGAN AVE., SUITE 1000  
 CHICAGO, IL 60605  
 PHONE: (773) 399-1111  
 FAX: (773) 399-1112  
 WWW.MANHARDCONSULTING.COM  
 OWNER: LINCOLN PRAIRIE PHASE 1A, LLC  
 DESIGNER: MANHARD CONSULTING, INC.  
 DATE: MAY 10, 2022  
 SHEET: 1 OF 3  
 CONTRACT NUMBER: 22-001

LINCOLN CROSSING SOUTH  
 CITY OF AURORA, ILLINOIS  
 PRELIMINARY PLAT OF SUBDIVISION





**Manhard CONSULTING**  
 11111 W. 111th Street, Suite 100  
 Overland Park, Kansas 66213  
 (913) 241-1111  
 www.manhardconsulting.com

**LINCOLN CROSSING SOUTH**  
 CITY OF AURORA, ILLINOIS  
 PRELIMINARY PLAT OF SUBDIVISION

PREPARED BY: J.D.  
 CHECKED BY: J.D.  
 DATE: 02/28/24  
 SCALE: 1"=150'  
 SHEET  
**3 OF 3**  
 PULAU01

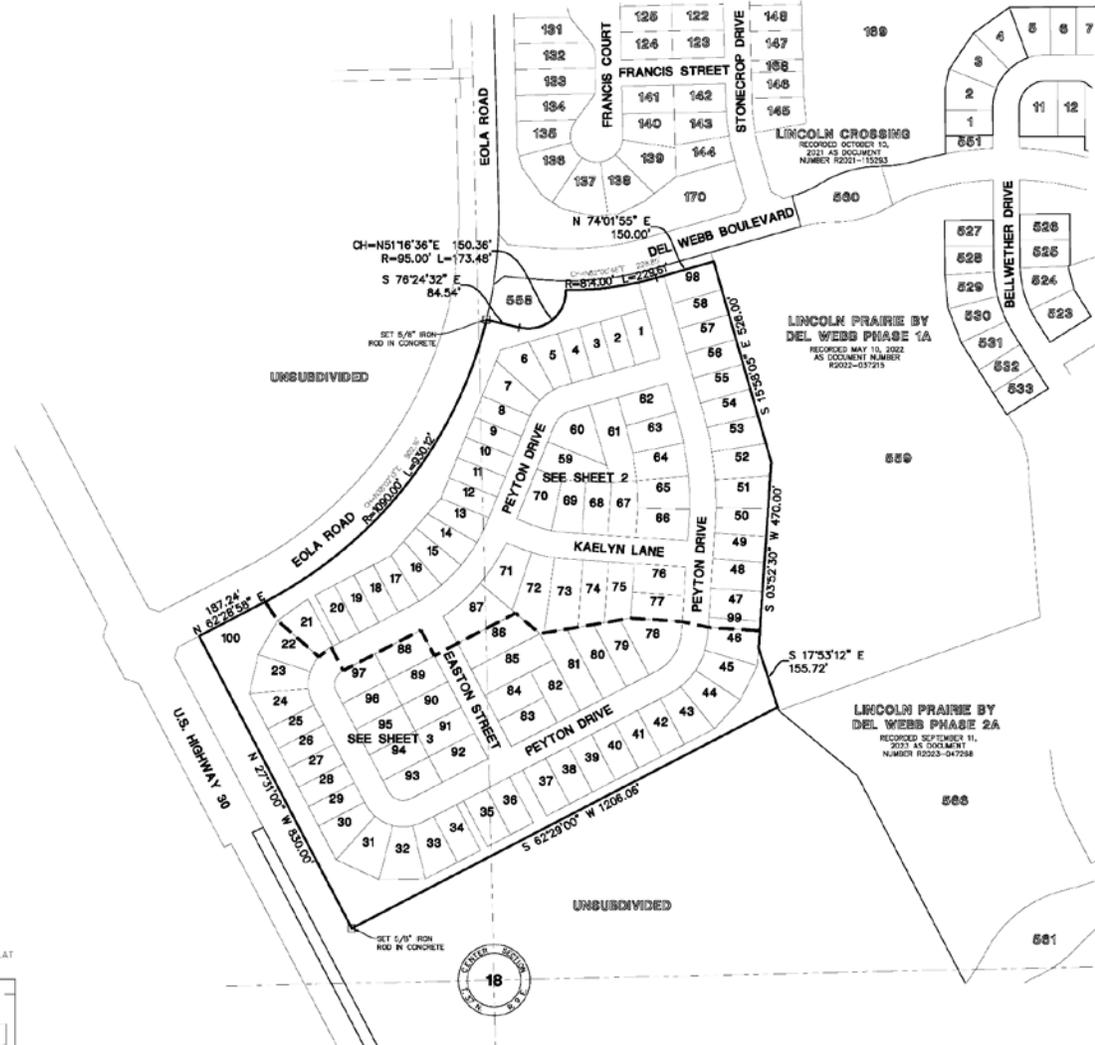
NO.	DATE	REVISIONS

DATE: 02/28/24 11:45 AM. DATE PLOTTED: 02/28/24 11:45 AM. PLOT SCALE: 1"=150'. PLOT SHEET: 3 OF 3. PLOT TOTAL SHEETS: 3. PLOT TOTAL SHEETS: 3. PLOT TOTAL SHEETS: 3.

# FINAL PLAT OF LINCOLN CROSSING SOUTH 1A SUBDIVISION

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

CITY RESOLUTION: \_\_\_\_\_ PASSED ON: \_\_\_\_\_



**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, DYNAMIC (RTK) GLOBAL NAVIGATION  
SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

**ABBREVIATIONS**

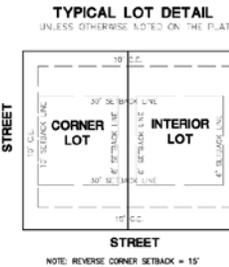
C.E. = CITY EASEMENT

**LEGEND**

- PROPERTY LINE
- - - LOT LINE
- - - RIGHT OF WAY LINE
- - - EASEMENT LINE
- - - SECTION LINE
- - - BUILDING SET-BACK LINE
- SET 5/8" IRON ROD IN CONCRETE

**SUBMITTED BY/RETURN TO:**

CITY OF AURORA  
44 EAST DOWNER PLACE, AURORA, IL 60505



**NOTES**

- 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 HIS STORMWATER MAINTENANCE OBLIGATIONS.

**SHEET INDEX**

SHEET 1:	OVERALL BOUNDARY, LEGAL DESCRIPTION
SHEET 2-3:	LOT AND EASEMENT DETAILS
SHEET 4:	CERTIFICATES

Development Data Table: Final Plat

Description	Value	Unit
(1) Parcel Identification Number(s) (PIN)		
Part of 07-01-13-001-01-0000		
Part of 07-01-13-001-01-0000		
Part of 07-01-13-001-01-0000		
(2) Subdivided Area	12.217	Acres
	1,452,829	Square Feet
(3) Proposed New Right of Way	8,460	Acres
	200,500	Square Feet
(4) Proposed New Easements	6,885	Linear Feet of Corridor
	3,138	Acres
	387,725	Square Feet

REVISIONS	DATE	BY	DESCRIPTION

**Manhard CONSULTING**

OWNER: LINCOLN CROSSING SOUTH 1A  
PROJECT: LINCOLN CROSSING SOUTH 1A  
DATE: 05/10/2022  
DRAWN BY: J. J. JONES  
CHECKED BY: J. J. JONES  
CONTACT: J. J. JONES

LINCOLN CROSSING SOUTH 1A  
CITY OF AURORA, ILLINOIS  
FINAL PLAT OF SUBDIVISION

DATE: 05/10/2022 11:16 AM; USER: J. J. JONES; PROJECT: LINCOLN CROSSING SOUTH 1A; SHEET: 1 OF 4; FILE: C:\Users\jjjones\Documents\Lincoln Crossing South 1A\Lincoln Crossing South 1A Final Plat.dwg; PLOT: 11x17; PLOT SCALE: 1"=150'



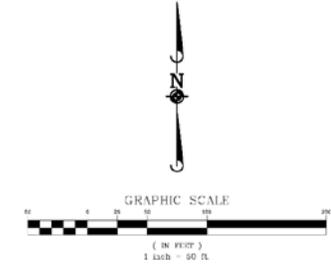
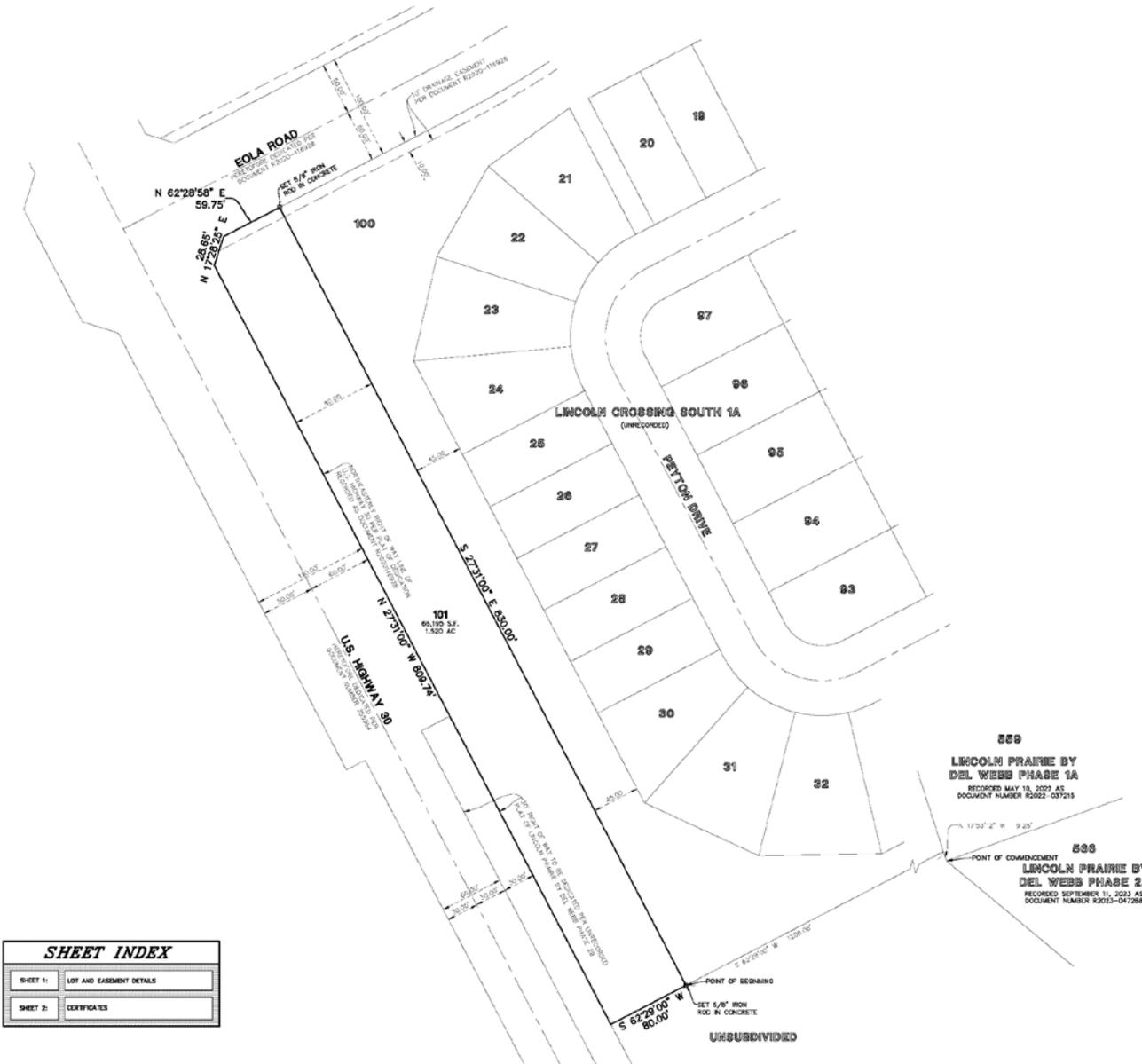




# FINAL PLAT OF LINCOLN CROSSING SOUTH 1B SUBDIVISION

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

CITY RESOLUTION: \_\_\_\_\_ PASSED ON: \_\_\_\_\_



**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**
- PRELIMINARY LINE
  - LOT LINE
  - RIGHT OF WAY LINE
  - EASEMENT LINE
  - SECTION LINE
  - BUILDING SETBACK LINE
  - SET CONCRETE MONUMENT

**SUBMITTED BY/RETURN TO:**  
CITY OF AURORA  
44 EAST DOWNER PLACE, AURORA, IL 60505

Development Data Table: Final Plat

Description	Value	Unit
(1) Parcel Identification Number (PIN)		
Part of 07-01-18-100-110-029		
(2) Subdivided Area	1.520	Acres
	66,310	Square Feet
(3) Proposed New Right of Way	3.000	Acres
	0	Square Feet
(4) Proposed New Easements	0	Linear Feet of Construction
	0.000	Acres
	0	Square Feet

**SHEET INDEX**

SHEET 1	LOT AND EASEMENT DETAILS
SHEET 2	CERTIFICATES

REVISIONS	DATE	BY	DESCRIPTION

**Manhard CONSULTING**  
1000 W. WASHINGTON ST., SUITE 200, AURORA, IL 60506  
TEL: 630.584.1100 FAX: 630.584.1101  
WWW.MANHARDCONSULTING.COM

LINCOLN CROSSING SOUTH 1B  
CITY OF AURORA, ILLINOIS  
FINAL PLAT OF SUBDIVISION

SHEET  
**1 OF 2**  
PULAU01



FINAL PLAT OF LINCOLN CROSSING SOUTH 1B SUBDIVISION

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT PULTE HOME COMPANY A LIMITED LIABILITY CORPORATION IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE ATTACHED 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 SURVEYED AFORESAID AND, TO THE BEST OF OWNERS KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICTS

LOT NUMBERS: SCHOOL DISTRICT: ALL: OSWEGO COMMUNITY UNIT SCHOOL DISTRICT #308 COMMUNITY COLLEGE DISTRICT 515 DATED THIS DAY OF A.D., 2024

SIGNATURE

PLEASE TYPE/PRINT NAME

PULTE HOME COMPANY, LLC 1800 EAST COLF AVE, SUITE 300 SCHMIDLER, ILLINOIS 60133

STATE OF ILLINOIS } COUNTY OF KANE }

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATURE 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., 2024.

NOTARY

PLEASE TYPE/PRINT NAME

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS } 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 OFFICE THIS DAY OF A.D., 2024.

CITY ENGINEER

PLEASE TYPE/PRINT NAME

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS } 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., 2024.

PLANNING AND ZONING COMMISSION, CITY OF AURORA

CHAIRMAN

PLEASE TYPE/PRINT NAME

TAX MAPPING CERTIFICATE

STATE OF ILLINOIS } 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., 2024.

DIRECTOR

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS } COUNTY OF KANE }

APPROVED THIS DAY OF A.D., 20 BY THE CITY COUNCIL OF THE CITY OF AURORA, PURSUANT TO ORDINANCE/RESOLUTION NUMBER

BY: MAYOR

ATTEST: CITY CLERK

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS } 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 LANDS 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., 20

COUNTY CLERK

PLEASE TYPE/PRINT NAME

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS } COUNTY OF WILL }

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COUNTY, ILLINOIS, ON THE DAY OF A.D., 2024 AT O'CLOCK M.

RECORDER OF DEEDS

PLEASE TYPE/PRINT NAME

SURFACE WATER STATEMENT

STATE OF ILLINOIS } 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 STREAM 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

PERMISSION TO RECORD

STATE OF ILLINOIS } COUNTY OF LAKE }

I, JACOB I. DUNHAM, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO VERONICA HEINEMAN OR JOANNE BOWERS, TO RECORD THIS PLAT ON OR BEFORE SEPTEMBER 30, 2024. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 25TH DAY OF MARCH, A.D., 2024.

Jacob I. Dunham ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3966 LICENSE EXPIRES NOVEMBER 30, 2024



ACCESS NOTES

1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO US HIGHWAY 30 TO OR FROM LOT 101.

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ILL. REV. STAT. 1987, CH. 100, PAR. 2. HOWEVER, A HIGHWAY FRONT-SET ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON PERMITS FOR ACCESS HIGHWAYS TO STATE HIGHWAYS WILL BE REQUIRED BY THE DEPARTMENT.

JOSE RIOS, P.E. DATE REGION ONE ENGINEER

SURVEYOR'S CERTIFICATE

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

THAT PART OF THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 16, 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:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 556 IN LINCOLN PEARLE BY DEE WEBB - PHASE 1A RECORDED AS DOCUMENT NUMBER R2023-037515; THENCE NORTH 17 DEGREES 53 MINUTES 12 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 556, A DISTANCE OF 8.28 FEET; THENCE SOUTH 82 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 1206.06 FEET TO POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 80.00 FEET, TO A LINE BEING 30.00 FEET NORTHEASTERLY OF SAID PARALLELS WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 30 PIN DOCUMENT NUMBER 305864; THENCE NORTH 27 DEGREES 13 MINUTES 00 SECONDS WEST, ALONG SAID PARALLEL LINE AND ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 807.74 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EDLA ROAD PCR DOCUMENT NUMBER R2020-118926; THENCE NORTH 17 DEGREES 10 MINUTES 29 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 284.00 FEET; THENCE NORTH 67 DEGREES 28 MINUTES 58 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 36.75 FEET; THENCE SOUTH 27 DEGREES 13 MINUTES 00 SECONDS EAST, A DISTANCE OF 832.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 64,190 SQUARE FEET (1.220 ACRES), MORE OR LESS.

THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND ACCURATELY DEPICTS SAID PROPERTY DIMENSIONS AS 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 THE CITY OF AURORA, 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 171020000G, EFFECTIVE DATE FEBRUARY 15, 2018, NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

GIVEN UNDER MY HAND AND SEAL THIS 25TH DAY OF MARCH, A.D., 2024.

Jacob I. Dunham ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3966 EMAIL ADDRESS: JDU@HAMBARD.COM LICENSE EXPIRES NOVEMBER 30, 2024



DESIGN PIN PROFESSIONAL LICENSE NO. 184003280 LICENSE EXPIRES APRIL 30, 2025.

Table with columns for recording information: RECORDING, DATE, SHEET, TOTAL SHEETS.

Manhard CONSULTING logo and contact information: 1111 W. JACKSON ST., SUITE 200, AURORA, IL 60188. PHONE: 630.261.1111. FAX: 630.261.1112. WWW.MANHARDCONSULTING.COM

LINCOLN CROSSING SOUTH 1B CITY OF AURORA, ILLINOIS FINAL PLAT OF SUBDIVISION



# SETBACK EXHIBIT



NO.	REVISION	DATE	BY	CHK

**Manhard CONSULTING**  
 1000 N. WINDY HILL ROAD  
 SUITE 100  
 AURORA, ILLINOIS 60007  
 TEL: 630.584.1100  
 WWW.MANHARDCONSULTING.COM

LINCOLN CROSSING SOUTH  
 CITY OF AURORA, ILLINOIS  
 SETBACKS EXHIBIT

DATE: 01/28/24  
 SCALE: 1"=100'  
 SHEET 1 OF 1  
 PUL/AUR/01