

City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

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



Land Use Petition

Subject Property Information

Address / Location: South of Wolf's Crossing Road and East of Eola Road

Parcel Number(s): Part of: 01-17-100-026, Part of: 01-17-100-027, Part of: 01-18-200-010, Part of: 01-18-400-008, 01-18-200-008

Petition Request

Requesting approval of a Final Plat for Lincoln Prairie by Del Webb Subdivision, Phase 3 generally located south of Wolf's Crossing Road and east of Eola Road

Requesting approval of a Final Plan for Lincoln Prairie by Del Webb Subdivision, Phase 3 generally located south of Wolf's Crossing Road 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 and PDF of: Legal Description (2-1)	Fire Access Plan (2-6)	Final Plan (2-4)
One Paper and pdf Copy of:	Address Plat (2-17)	Final Plat (2-5)
Qualifying Statement (2-1)	Final Engineering Plans (2-16)	Landscape Plan (2-7)
Plat of Survey (2-1)	Stormwater Permit Application (App 1-14)	Building and Signage Elevations (2-11)
Legal Description (2-1)	Stormwater Report (2-10)	
Letter of Authorization (2-2)	Soil Investigation Report	
Proposed CC and Rs (2-1)	Wetland Determination Report / Letter by Design Professional	

Petition Fee: \$3996.59

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 _____

Print Name and Company: _____

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 _____ day of _____.

State of _____)
) SS
County of _____)

NOTARY PUBLIC SEAL

Notary Signature

WH17/1-24.198 - Fpm/Fsd

Contact Information Data Entry Worksheet

[Back To Index](#)

Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank

Data Entry Fields are indicated in Green

Owner

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

Main Petitioner Contact (The individual that will Sign the Land Use Petition)

Relationship to Project	Contract Purchaser						
First Name:	Matt	Initial:		Last Name:	Brolley	Title:	Select One From List
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.:			
Company Name:	Pulte Home Group						
Job Title:	Land Entitlement Manager						

Additional Contact #1

Relationship to Project	Attorney						
First Name:	Russell	Initial:		Last Name:	Whitaker	Title:	Select One From List
Address:	445 Jackson Avenue, Suite 200						
City:	Naperville	State:	IL	Zip:	60540		
Email Address:	russ@rw-attorneys.com	Phone No.:	630-355-4600 ext. 101	Mobile No.:			
Company Name:	Rosanova & Whitaker LTD						
Job Title:	Attorney						

Additional Contact #2

Relationship to Project	Engineer						
First Name:	Joe	Initial:		Last Name:	Iovinelli	Title:	Select One From List
Address:	333 East Butterfield Road						
City:	Lombard	State:	IL	Zip:	60148		
Email Address:	jiovinelli@manhard.com	Phone No.:	630-925-1110	Mobile No.:			
Company Name:	Manhard Consulting						
Job Title:	Senior Project Manager						

Additional Contact #3

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

Additional Contact #4

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

Filing Fee Worksheet

Project Number: 0
Petitioner: Pulte Home Company LLC
Number of Acres: 62.05
Number of Street Frontages: 3.00
Non-Profit: No

Linear Feet of New Roadway: 7259.937
New Acres Subdivided (if applicable): 62.05
Area of site disturbance (acres): 62.05

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat	\$ 2,746.59
	Final Engineering Filing Fee	\$ 1,250.00

Total: **\$3,996.59**

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

Verified By: Tracey Vacek

Date: 4/29/2024

January 20, 2021

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

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

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

To whom it may concern:

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


Signature:

Lincoln Prairie Aurora LLC, owner

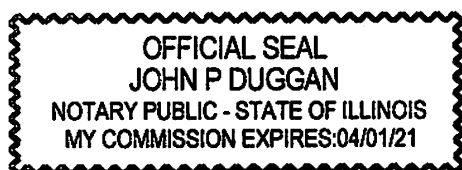


By: Dave Hamman Date: June 20, 2021
One of its Managers

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

Notary Signature: 

(seal)



**LEGAL DESCRIPTION FOR
LINCOLN PRAIRIE BY DEL WEBB SUBDIVISION – PHASE 3
AURORA, ILLINOIS**

LOT 559 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.

TOGETHER WITH:

LOT 566 IN LINCOLN PRAIRIE BY DEL WEBB – PHASE 2A, 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 SEPTEMBER 11, 2023, AS DOCUMENT R2023047268, IN WILL COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF THE NORTHEAST QUARTER OF 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 SOUTHEASTERLY CORNER OF LOT 556 IN LINCOLN PRAIRIE BY DEL WEBB-PHASE 1A, RECORDED AS DOCUMENT NUMBER R2022037215, SAID CORNER BEING A POINT ON THE EXTERIOR BOUNDARY OF LINCOLN PRAIRIE BY DEL WEBB-PHASE 2A, RECORDED AS DOCUMENT NUMBER R2023047268; THENCE ALONG SAID EXTERIOR BOUNDARY FOR THE FOLLOWING EIGHT (8) COURSES: (1) THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 404.31 FEET, A CHORD BEARING SOUTH 37 DEGREES 33 MINUTES 15 SECONDS WEST, AND A CHORD DISTANCE OF 391.42 FEET TO A POINT OF TANGENCY; (2) THENCE SOUTH 62 DEGREES 44 MINUTES 03 SECONDS WEST, A DISTANCE OF 233.00 FEET; (3) THENCE NORTH 27 DEGREES 15 MINUTES 57 SECONDS WEST, A DISTANCE OF 50.00 FEET; (4) THENCE SOUTH 62 DEGREES 44 MINUTES 03 SECONDS WEST, A DISTANCE OF 120.00 FEET; (5) THENCE NORTH 27 DEGREES 15 MINUTES 57 SECONDS WEST, A DISTANCE OF 140.08 FEET; (6) THENCE NORTH 20 DEGREES 50 MINUTES 06 SECONDS WEST, A DISTANCE OF 80.94 FEET; (7) THENCE NORTH 06 DEGREES 40 MINUTES 41 SECONDS WEST, A DISTANCE OF 86.02 FEET; (8) THENCE NORTH 04 DEGREES 28 MINUTES 42 SECONDS WEST, A DISTANCE OF 334.83 FEET TO THE SOUTHEASTERLY CORNER OF LOT 559 IN SAID LINCOLN PRAIRIE BY DEL WEBB - PHASE 1A; THENCE ALONG THE EAST LINE OF SAID LOT 559 FOR THE NEXT THREE (3) COURSES: (1) THENCE NORTH 04 DEGREES 28 MINUTES 42 SECONDS WEST, A DISTANCE OF 404.00 FEET; (2) THENCE NORTH 15 DEGREES 42 MINUTES 01 SECONDS WEST, A DISTANCE OF 57.22 FEET; (3) THENCE NORTH 31 DEGREES 37 MINUTES 54 SECONDS WEST, A DISTANCE OF 64.17 FEET TO A POINT ON THE SOUTH LINE OF LOT 533 IN LINCOLN PRAIRIE BY DEL WEBB-PHASE 1B, RECORDED AS DOCUMENT NUMBER R2023003958; THENCE NORTH 57 DEGREES 48 MINUTES 54 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF LOT 533 AND THE EXTERIOR BOUNDARY OF SAID LINCOLN PRAIRIE BY DEL WEBB - PHASE 1A; THENCE ALONG SAID EXTERIOR BOUNDARY FOR THE FOLLOWING FOUR (4) COURSES: (1) THENCE NORTH 57 DEGREES 48 MINUTES 54 SECONDS EAST, A DISTANCE OF 66.00 FEET (2) THENCE NORTH 32 DEGREES 11 MINUTES 06 SECONDS WEST, A DISTANCE OF 30.67 FEET; (3) THENCE NORTH 57 DEGREES 48 MINUTES 54 SECONDS EAST, A DISTANCE OF 122.00 FEET; (4) THENCE NORTH 32 DEGREES 11 MINUTES 06 SECONDS WEST, A DISTANCE OF 66.00 FEET TO THE SOUTHEAST CORNER OF LOT 523 IN SAID LINCOLN PRAIRIE BY DEL WEBB - PHASE 1B; THENCE ALONG THE EXTERIOR BOUNDARY OF LINCOLN PRAIRIE BY DEL WEBB - PHASE 1B FOR THE FOLLOWING THREE (3) COURSES: (1) THENCE NORTH 32 DEGREES 11 MINUTES 06 SECONDS WEST, A DISTANCE OF 81.26 FEET; (2) THENCE NORTH 13 DEGREES 48 MINUTES 41 SECONDS WEST, A DISTANCE OF 59.35 FEET; (3) THENCE NORTH 70 DEGREES 41 MINUTES 39 SECONDS EAST, A DISTANCE OF 5.29 FEET TO THE EXTERIOR BOUNDARY OF SAID LINCOLN PRAIRIE BY DEL WEBB - PHASE 1A; THENCE ALONG SAID EXTERIOR BOUNDARY FOR THE FOLLOWING THIRTEEN (13)

**LEGAL DESCRIPTION FOR
LINCOLN PRAIRIE BY DEL WEBB SUBDIVISION – PHASE 3
AURORA, ILLINOIS**

COURSES: (1) THENCE NORTH 70 DEGREES 41 MINUTES 39 SECONDS EAST, A DISTANCE OF 129.99 FEET; (2) THENCE NORTH 88 DEGREES 50 MINUTES 04 SECONDS EAST, A DISTANCE OF 87.41 FEET; (3) THENCE SOUTH 71 DEGREES 39 MINUTES 34 SECONDS EAST, A DISTANCE OF 87.41 FEET; (4) THENCE SOUTH 48 DEGREES 12 MINUTES 28 SECONDS EAST, A DISTANCE OF 104.85 FEET; (5) THENCE SOUTH 57 DEGREES 48 MINUTES 54 SECONDS WEST, A DISTANCE OF 122.80 FEET TO A POINT OF NON-TANGENT CURVATURE; (6) THENCE SOUTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 133.00 FEET, AN ARC DISTANCE OF 20.19 FEET, A CHORD BEARING SOUTH 39 DEGREES 36 MINUTES 30 SECONDS EAST, AND A CHORD DISTANCE OF 20.17 FEET TO A POINT OF NON-TANGENCY; (7) THENCE NORTH 57 DEGREES 48 MINUTES 54 SECONDS EAST, A DISTANCE OF 120.19 FEET; (8) THENCE SOUTH 32 DEGREES 11 MINUTES 06 SECONDS EAST, A DISTANCE OF 208.32 FEET; (9) THENCE SOUTH 29 DEGREES 30 MINUTES 59 SECONDS EAST, A DISTANCE OF 66.17 FEET; (10) THENCE SOUTH 17 DEGREES 28 MINUTES 08 SECONDS EAST, A DISTANCE OF 66.03 FEET; (11) THENCE SOUTH 04 DEGREES 28 MINUTES 42 SECONDS EAST, A DISTANCE OF 627.71 FEET; (12) THENCE SOUTH 00 DEGREES 13 MINUTES 46 SECONDS EAST, A DISTANCE OF 79.27 FEET; (13) THENCE SOUTH 78 DEGREES 32 MINUTES 40 SECONDS EAST, A DISTANCE OF 34.44 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

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

BEGINNING AT THE SOUTHEAST CORNER OF LOT 372 IN LINCOLN PRAIRIE BY DEL WEBB-PHASE 2A, RECORDED AS DOCUMENT NUMBER R2023047268; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LINCOLN PRAIRIE BY DEL WEBB - PHASE 2A FOR THE FOLLOWING TWENTY-SEVEN (27) COURSES: (1) THENCE NORTH 29 DEGREES 40 MINUTES 13 SECONDS EAST, A DISTANCE OF 170.31 FEET; (2) THENCE NORTH 53 DEGREES 49 MINUTES 27 SECONDS WEST, A DISTANCE OF 130.00 FEET TO A POINT OF NON-TANGENT CURVATURE; (3) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 208.00 FEET, AN ARC DISTANCE OF 21.68 FEET, A CHORD BEARING NORTH 33 DEGREES 11 MINUTES 25 SECONDS EAST, AND A CHORD DISTANCE OF 21.67 FEET TO A POINT OF NON-TANGENCY; (4) THENCE SOUTH 73 DEGREES 32 MINUTES 02 SECONDS EAST, A DISTANCE OF 125.95 FEET; (5) THENCE NORTH 16 DEGREES 27 MINUTES 58 SECONDS EAST, A DISTANCE OF 285.87 FEET TO A POINT OF NON-TANGENT CURVATURE; (6) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 490.00 FEET, AN ARC DISTANCE OF 183.22 FEET, A CHORD BEARING NORTH 85 DEGREES 28 MINUTES 25 SECONDS EAST, AND A CHORD DISTANCE OF 182.15 FEET TO A POINT OF NON-TANGENCY; (7) THENCE SOUTH 11 DEGREES 22 MINUTES 36 SECONDS EAST, A DISTANCE OF 127.28 FEET; (8) THENCE NORTH 69 DEGREES 38 MINUTES 40 SECONDS EAST, A DISTANCE OF 102.46 FEET; (9) THENCE NORTH 62 DEGREES 20 MINUTES 09 SECONDS EAST, A DISTANCE OF 79.02 FEET; (10) THENCE NORTH 54 DEGREES 58 MINUTES 10 SECONDS EAST, A DISTANCE OF 79.02 FEET; (11) THENCE NORTH 47 DEGREES 36 MINUTES 10 SECONDS EAST, A DISTANCE OF 79.02 FEET; (12) THENCE NORTH 40 DEGREES 14 MINUTES 10 SECONDS EAST, A DISTANCE OF 79.02 FEET; (13) THENCE NORTH 53 DEGREES 26 MINUTES 50 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A POINT OF NON-TANGENT CURVATURE; (14) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 490.00 FEET, AN ARC DISTANCE OF 107.52 FEET, A CHORD BEARING NORTH 30 DEGREES 15 MINUTES 59 SECONDS EAST, AND A CHORD DISTANCE OF 107.31 FEET TO A POINT OF TANGENCY; (15) THENCE NORTH 23 DEGREES 58 MINUTES 48 SECONDS EAST, A DISTANCE OF 181.62 FEET TO A POINT OF CURVATURE; (16) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 67.23 FEET, A CHORD BEARING NORTH 28 DEGREES 10 MINUTES 01 SECONDS EAST, AND A CHORD DISTANCE OF 67.17 FEET TO A POINT OF NON-TANGENCY; (17) THENCE SOUTH 66 DEGREES 01 MINUTES 12 SECONDS EAST, A DISTANCE OF 190.90 FEET; (18) THENCE SOUTH 71 DEGREES 10 MINUTES 14 SECONDS EAST, A

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DISTANCE OF 39.36 FEET; (19) THENCE SOUTH 86 DEGREES 01 MINUTES 47 SECONDS EAST, A DISTANCE OF 39.01 FEET; (20) THENCE NORTH 88 DEGREES 37 MINUTES 27 SECONDS EAST, A DISTANCE OF 315.00 FEET; (21) THENCE SOUTH 01 DEGREES 22 MINUTES 33 SECONDS EAST, A DISTANCE OF 123.52 FEET TO A POINT OF NON-TANGENT CURVATURE; (22) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 533.00 FEET, AN ARC DISTANCE OF 45.68 FEET, A CHORD BEARING SOUTH 82 DEGREES 20 MINUTES 01 SECONDS EAST, AND A CHORD DISTANCE OF 45.67 FEET TO A POINT OF NON-TANGENCY; (23) THENCE NORTH 11 DEGREES 37 MINUTES 27 SECONDS EAST, A DISTANCE OF 193.18 FEET; (24) THENCE NORTH 11 DEGREES 01 MINUTES 23 SECONDS WEST, A DISTANCE OF 25.77 FEET; (25) THENCE NORTH 56 DEGREES 53 MINUTES 49 SECONDS EAST, A DISTANCE OF 191.00 FEET TO A POINT OF NON-TANGENT CURVATURE; (26) THENCE SOUTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 208.00 FEET, AN ARC DISTANCE OF 111.05 FEET, A CHORD BEARING SOUTH 17 DEGREES 48 MINUTES 31 SECONDS EAST, AND A CHORD DISTANCE OF 109.73 FEET TO A POINT OF NON-TANGENCY; (27) THENCE NORTH 87 DEGREES 29 MINUTES 10 SECONDS EAST, A DISTANCE OF 397.63 FEET TO THE WEST LINE OF THE COMMONWEALTH EDISON COMPANY RIGHT-OF-WAY DEDICATED PER DOCUMENT NUMBER 394069; THENCE SOUTH 01 DEGREES 29 MINUTES 20 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 962.03 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 88 DEGREES 37 MINUTES 27 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2063.18 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THAT PART OF THE EAST HALF OF 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 SOUTHWEST CORNER OF LOT 376 IN LINCOLN PRAIRIE BY DEL WEBB-PHASE 2A, RECORDED AS DOCUMENT NUMBER R2023047268, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 01 DEGREES 20 MINUTES 40 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1181.96 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 20 SECONDS WEST, A DISTANCE OF 885.00 FEET; THENCE NORTH 26 DEGREES 45 MINUTES 46 SECONDS WEST, A DISTANCE OF 1201.19 TO A POINT ON THE EXTERIOR BOUNDARY OF SAID LINCOLN PRAIRIE BY DEL WEBB - PHASE 2A; THENCE ALONG SAID EXTERIOR BOUNDARY FOR THE FOLLOWING NINE (9) COURSES: (1) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 146.72 FEET, A CHORD BEARING NORTH 55 DEGREES 49 MINUTES 36 SECONDS EAST, AND A CHORD DISTANCE OF 146.04 FEET TO A POINT OF REVERSE CURVATURE; (2) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 119.05 FEET, A CHORD BEARING NORTH 54 DEGREES 00 MINUTES 39 SECONDS EAST, AND A CHORD DISTANCE OF 118.27 FEET TO A POINT OF REVERSE CURVATURE; (3) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 700.00 FEET, AN ARC DISTANCE OF 245.46 FEET, A CHORD BEARING NORTH 52 DEGREES 41 MINUTES 18 SECONDS EAST, AND A CHORD DISTANCE OF 244.21 FEET TO A POINT OF TANGENCY; (4) THENCE NORTH 62 DEGREES 44 MINUTES 03 SECONDS EAST, A DISTANCE OF 244.07 FEET TO A POINT OF CURVATURE; (5) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 145.27 FEET, A CHORD BEARING NORTH 55 DEGREES 01 MINUTES 38 SECONDS EAST, AND A CHORD DISTANCE OF 144.83 FEET TO A POINT OF NON-TANGENCY; (6) THENCE SOUTH 46 DEGREES 11 MINUTES 00 SECONDS EAST, A DISTANCE OF 173.10 FEET TO A POINT OF CURVATURE; (7) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 383.00 FEET, AN ARC DISTANCE OF 301.88 FEET, A CHORD BEARING SOUTH 68 DEGREES 45 MINUTES 50 SECONDS EAST, AND A CHORD DISTANCE OF 294.13 FEET TO A POINT OF TANGENCY; (8) THENCE NORTH 88 DEGREES 39 MINUTES 20 SECONDS EAST, A DISTANCE OF 249.17 FEET; (9)

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THENCE SOUTH 01 DEGREES 20 MINUTES 40 SECONDS EAST, A DISTANCE OF 144.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,055,452 SQUARE FEET (116.057 ACRES), MORE OR LESS

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 FINAL PLAT FOR
PHASE 3 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 Plan and Final Plat for Phase 3 of Lincoln Prairie by Del Webb pursuant to the appropriate provisions of the City of Aurora’s Municipal Code (hereinafter the “Code”) for the property legally described on **Exhibit A** (the “Property”) as depicted on the Final Plat submitted herewith as **Exhibit B**.

BACKGROUND INFORMATION

1. The Owner of the Property is Lincoln Prairie Aurora LLC, an Illinois limited liability company having an office at 6275 State Route 71, Oswego, Illinois 60543 (the “Owner”).
2. The contract purchaser and Petitioner herein is Pulte Home Company, LLC, a Michigan limited liability company having an office at 1900 E. Golf Road, Schaumburg, Illinois 60173.
3. The Lincoln Prairie Property consists of approximately five hundred twenty-five (525) acres and is located south of Wolf’s Crossing Road, east of Eola Road and US Route 30, North of 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 (Lincoln Crossing I 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 for Multi-family residential uses (Lincoln Crossing South Subdivision), 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 previously developed Lincoln Crossing I to the north and has purchased and received approvals for a 34-acre portion of the flex-residential parcels to the west for development of the Lincoln Crossing South subdivision.

7. Petitioner has also purchased the Lincoln Prairie by Del Webb Phase 1, Phase 2A, and Phase 2B property and has received Final Plan and Plat approval for Phase 1, Phase 2A, and Phase 2B of Lincoln Prairie by Del Webb, which are 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 for Lincoln Prairie by Del Webb and is now seeking approval of a Final Plan and Final Plat for Phase 3. 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 3 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 3 of Lincoln Prairie by Del Webb. This third phase will consist of two hundred twenty-four (224) detached single-family homes on approximately one hundred sixteen (116) acres off 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:
 - (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:
 - (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:
 - (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 located overlooking the pond situated in the Lincoln Prairie by Del Webb community, and includes such features as a pool, barbeque area, tennis courts, bocce ball courts, outdoor game tables, yoga lawn space, and pickle ball courts. The amenity center consists of an approximately 15,600 square foot building with space left for expansion in the future. The amenity center has a parking lot with 115 regular parking spaces and 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 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 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.

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 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 Property is adjacent to Phase 1, Phase 2A, and Phase 2B 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. 34 acres of the flex-residential property to the west was recently approved for development of the Lincoln Crossing South subdivision. 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 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 operation 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 3 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 Plan and Final Plat for Phase 3 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 26th day of April, 2024

PETITIONER:

PULTE HOME COMPANY, LLC
A Michigan limited liability company



Rosanova & Whitaker, Ltd.
Attorney for the Petitioner

**EXHIBIT A
LEGAL DESCRIPTION**

LOT 559 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.

TOGETHER WITH:

LOT 566 IN LINCOLN PRAIRIE BY DEL WEBB – PHASE 2A, 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 SEPTEMBER 11, 2023, AS DOCUMENT R2023047268, IN WILL COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF THE NORTHEAST QUARTER OF 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 SOUTHEASTERLY CORNER OF LOT 556 IN LINCOLN PRAIRIE BY DEL WEBB-PHASE 1A, RECORDED AS DOCUMENT NUMBER R2022037215, SAID CORNER BEING A POINT ON THE EXTERIOR BOUNDARY OF LINCOLN PRAIRIE BY DEL WEBB-PHASE 2A, RECORDED AS DOCUMENT NUMBER R2023047268; THENCE ALONG SAID EXTERIOR BOUNDARY FOR THE FOLLOWING EIGHT (8) COURSES: (1) THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 404.31 FEET, A CHORD BEARING SOUTH 37 DEGREES 33 MINUTES 15 SECONDS WEST, AND A CHORD DISTANCE OF 391.42 FEET TO A POINT OF TANGENCY; (2) THENCE SOUTH 62 DEGREES 44 MINUTES 03 SECONDS WEST, A DISTANCE OF 233.00 FEET; (3) THENCE NORTH 27 DEGREES 15 MINUTES 57 SECONDS WEST, A DISTANCE OF 50.00 FEET; (4) THENCE SOUTH 62 DEGREES 44 MINUTES 03 SECONDS WEST, A DISTANCE OF 120.00 FEET; (5) THENCE NORTH 27 DEGREES 15 MINUTES 57 SECONDS WEST, A DISTANCE OF 140.08 FEET; (6) THENCE NORTH 20 DEGREES 50 MINUTES 06 SECONDS WEST, A DISTANCE OF 80.94 FEET; (7) THENCE NORTH 06 DEGREES 40 MINUTES 41 SECONDS WEST, A DISTANCE OF 86.02 FEET; (8) THENCE NORTH 04 DEGREES 28 MINUTES 42 SECONDS WEST, A DISTANCE OF 334.83 FEET TO THE SOUTHEASTERLY CORNER OF LOT 559 IN SAID LINCOLN PRAIRIE BY DEL WEBB - PHASE 1A; THENCE ALONG THE EAST LINE OF SAID LOT 559 FOR THE NEXT THREE (3) COURSES: (1) THENCE NORTH 04 DEGREES 28 MINUTES 42 SECONDS WEST, A DISTANCE OF 404.00 FEET; (2) THENCE NORTH 15 DEGREES 42 MINUTES 01 SECONDS WEST, A DISTANCE OF 57.22 FEET; (3) THENCE NORTH 31 DEGREES 37 MINUTES 54 SECONDS WEST, A DISTANCE OF 64.17 FEET TO A POINT ON THE SOUTH LINE OF LOT 533 IN LINCOLN PRAIRIE BY DEL WEBB-PHASE 1B, RECORDED AS DOCUMENT NUMBER

R2023003958; THENCE NORTH 57 DEGREES 48 MINUTES 54 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF LOT 533 AND THE EXTERIOR BOUNDARY OF SAID LINCOLN PRAIRIE BY DEL WEBB - PHASE 1A; THENCE ALONG SAID EXTERIOR BOUNDARY FOR THE FOLLOWING FOUR (4) COURSES: (1) THENCE NORTH 57 DEGREES 48 MINUTES 54 SECONDS EAST, A DISTANCE OF 66.00 FEET (2) THENCE NORTH 32 DEGREES 11 MINUTES 06 SECONDS WEST, A DISTANCE OF 30.67 FEET; (3) THENCE NORTH 57 DEGREES 48 MINUTES 54 SECONDS EAST, A DISTANCE OF 122.00 FEET; (4) THENCE NORTH 32 DEGREES 11 MINUTES 06 SECONDS WEST, A DISTANCE OF 66.00 FEET TO THE SOUTHEAST CORNER OF LOT 523 IN SAID LINCOLN PRAIRIE BY DEL WEBB - PHASE 1B; THENCE ALONG THE EXTERIOR BOUNDARY OF LINCOLN PRAIRIE BY DEL WEBB - PHASE 1B FOR THE FOLLOWING THREE (3) COURSES: (1) THENCE NORTH 32 DEGREES 11 MINUTES 06 SECONDS WEST, A DISTANCE OF 81.26 FEET; (2) THENCE NORTH 13 DEGREES 48 MINUTES 41 SECONDS WEST, A DISTANCE OF 59.35 FEET; (3) THENCE NORTH 70 DEGREES 41 MINUTES 39 SECONDS EAST, A DISTANCE OF 5.29 FEET TO THE EXTERIOR BOUNDARY OF SAID LINCOLN PRAIRIE BY DEL WEBB - PHASE 1A; THENCE ALONG SAID EXTERIOR BOUNDARY FOR THE FOLLOWING THIRTEEN (13) COURSES: (1) THENCE NORTH 70 DEGREES 41 MINUTES 39 SECONDS EAST, A DISTANCE OF 129.99 FEET; (2) THENCE NORTH 88 DEGREES 50 MINUTES 04 SECONDS EAST, A DISTANCE OF 87.41 FEET; (3) THENCE SOUTH 71 DEGREES 39 MINUTES 34 SECONDS EAST, A DISTANCE OF 87.41 FEET; (4) THENCE SOUTH 48 DEGREES 12 MINUTES 28 SECONDS EAST, A DISTANCE OF 104.85 FEET; (5) THENCE SOUTH 57 DEGREES 48 MINUTES 54 SECONDS WEST, A DISTANCE OF 122.80 FEET TO A POINT OF NON-TANGENT CURVATURE; (6) THENCE SOUTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 133.00 FEET, AN ARC DISTANCE OF 20.19 FEET, A CHORD BEARING SOUTH 39 DEGREES 36 MINUTES 30 SECONDS EAST, AND A CHORD DISTANCE OF 20.17 FEET TO A POINT OF NON-TANGENCY; (7) THENCE NORTH 57 DEGREES 48 MINUTES 54 SECONDS EAST, A DISTANCE OF 120.19 FEET; (8) THENCE SOUTH 32 DEGREES 11 MINUTES 06 SECONDS EAST, A DISTANCE OF 208.32 FEET; (9) THENCE SOUTH 29 DEGREES 30 MINUTES 59 SECONDS EAST, A DISTANCE OF 66.17 FEET; (10) THENCE SOUTH 17 DEGREES 28 MINUTES 08 SECONDS EAST, A DISTANCE OF 66.03 FEET; (11) THENCE SOUTH 04 DEGREES 28 MINUTES 42 SECONDS EAST, A DISTANCE OF 627.71 FEET; (12) THENCE SOUTH 00 DEGREES 13 MINUTES 46 SECONDS EAST, A DISTANCE OF 79.27 FEET; (13) THENCE SOUTH 78 DEGREES 32 MINUTES 40 SECONDS EAST, A DISTANCE OF 34.44 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

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

BEGINNING AT THE SOUTHEAST CORNER OF LOT 372 IN LINCOLN PRAIRIE BY DEL WEBB-PHASE 2A, RECORDED AS DOCUMENT NUMBER R2023047268; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LINCOLN PRAIRIE BY DEL WEBB - PHASE 2A FOR THE FOLLOWING TWENTY-SEVEN (27) COURSES: (1) THENCE NORTH 29 DEGREES 40 MINUTES 13 SECONDS EAST, A DISTANCE OF 170.31 FEET; (2) THENCE NORTH 53 DEGREES 49 MINUTES 27 SECONDS WEST, A DISTANCE OF 130.00 FEET TO A POINT OF NON-TANGENT CURVATURE; (3) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 208.00 FEET, AN ARC DISTANCE OF 21.68 FEET, A CHORD BEARING NORTH 33 DEGREES 11 MINUTES 25 SECONDS EAST, AND A CHORD DISTANCE OF 21.67 FEET TO A POINT OF NON-TANGENCY; (4) THENCE SOUTH 73 DEGREES 32 MINUTES 02 SECONDS EAST, A DISTANCE OF 125.95 FEET; (5) THENCE NORTH 16 DEGREES 27 MINUTES 58 SECONDS EAST, A DISTANCE OF 285.87 FEET TO A POINT OF NON-TANGENT CURVATURE; (6) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 490.00 FEET, AN ARC DISTANCE OF 183.22 FEET, A CHORD BEARING NORTH 85 DEGREES 28 MINUTES 25 SECONDS EAST, AND A CHORD DISTANCE OF 182.15 FEET TO A POINT OF NON-TANGENCY; (7) THENCE SOUTH 11 DEGREES 22 MINUTES 36 SECONDS EAST, A DISTANCE OF 127.28 FEET; (8) THENCE NORTH 69 DEGREES 38 MINUTES 40 SECONDS EAST, A DISTANCE OF 102.46 FEET; (9) THENCE NORTH 62 DEGREES 20 MINUTES 09 SECONDS EAST, A DISTANCE OF 79.02 FEET; (10) THENCE NORTH 54 DEGREES 58 MINUTES 10 SECONDS EAST, A DISTANCE OF 79.02 FEET; (11) THENCE NORTH 47 DEGREES 36 MINUTES 10 SECONDS EAST, A DISTANCE OF 79.02 FEET; (12) THENCE NORTH 40 DEGREES 14 MINUTES 10 SECONDS EAST, A DISTANCE OF 79.02 FEET; (13) THENCE NORTH 53 DEGREES 26 MINUTES 50 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A POINT OF NON-TANGENT CURVATURE; (14) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 490.00 FEET, AN ARC DISTANCE OF 107.52 FEET, A CHORD BEARING NORTH 30 DEGREES 15 MINUTES 59 SECONDS EAST, AND A CHORD DISTANCE OF 107.31 FEET TO A POINT OF TANGENCY; (15) THENCE NORTH 23 DEGREES 58 MINUTES 48 SECONDS EAST, A DISTANCE OF 181.62 FEET TO A POINT OF CURVATURE; (16) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 67.23 FEET, A CHORD BEARING NORTH 28 DEGREES 10 MINUTES 01 SECONDS EAST, AND A CHORD DISTANCE OF 67.17 FEET TO A POINT OF NON-TANGENCY; (17) THENCE SOUTH 66 DEGREES 01 MINUTES 12 SECONDS EAST, A DISTANCE OF 190.90 FEET; (18) THENCE SOUTH 71 DEGREES 10 MINUTES 14 SECONDS EAST, A DISTANCE OF 39.36 FEET; (19) THENCE SOUTH 86 DEGREES 01 MINUTES 47 SECONDS EAST, A DISTANCE OF 39.01 FEET; (20) THENCE NORTH 88 DEGREES 37 MINUTES 27 SECONDS EAST, A DISTANCE OF 315.00 FEET; (21) THENCE SOUTH 01 DEGREES 22 MINUTES 33 SECONDS EAST, A DISTANCE OF 123.52 FEET TO A POINT OF NON-TANGENT CURVATURE; (22) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 533.00 FEET, AN ARC DISTANCE OF 45.68 FEET, A CHORD BEARING SOUTH 82 DEGREES 20 MINUTES 01 SECONDS EAST, AND A CHORD DISTANCE OF 45.67 FEET TO A POINT OF NON-TANGENCY; (23) THENCE NORTH 11 DEGREES 37 MINUTES 27 SECONDS EAST, A DISTANCE OF 193.18 FEET; (24) THENCE NORTH 11 DEGREES 01 MINUTES 23 SECONDS WEST, A DISTANCE OF 25.77 FEET;

(25) THENCE NORTH 56 DEGREES 53 MINUTES 49 SECONDS EAST, A DISTANCE OF 191.00 FEET TO A POINT OF NON-TANGENT CURVATURE; (26) THENCE SOUTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 208.00 FEET, AN ARC DISTANCE OF 111.05 FEET, A CHORD BEARING SOUTH 17 DEGREES 48 MINUTES 31 SECONDS EAST, AND A CHORD DISTANCE OF 109.73 FEET TO A POINT OF NON-TANGENCY; (27) THENCE NORTH 87 DEGREES 29 MINUTES 10 SECONDS EAST, A DISTANCE OF 397.63 FEET TO THE WEST LINE OF THE COMMONWEALTH EDISON COMPANY RIGHT-OF-WAY DEDICATED PER DOCUMENT NUMBER 394069; THENCE SOUTH 01 DEGREES 29 MINUTES 20 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 962.03 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 88 DEGREES 37 MINUTES 27 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2063.18 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THAT PART OF THE EAST HALF OF 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 SOUTHWEST CORNER OF LOT 376 IN LINCOLN PRAIRIE BY DEL WEBB-PHASE 2A, RECORDED AS DOCUMENT NUMBER R2023047268, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 01 DEGREES 20 MINUTES 40 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1181.96 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 20 SECONDS WEST, A DISTANCE OF 885.00 FEET; THENCE NORTH 26 DEGREES 45 MINUTES 46 SECONDS WEST, A DISTANCE OF 1201.19 TO A POINT ON THE EXTERIOR BOUNDARY OF SAID LINCOLN PRAIRIE BY DEL WEBB - PHASE 2A; THENCE ALONG SAID EXTERIOR BOUNDARY FOR THE FOLLOWING NINE (9) COURSES: (1) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 146.72 FEET, A CHORD BEARING NORTH 55 DEGREES 49 MINUTES 36 SECONDS EAST, AND A CHORD DISTANCE OF 146.04 FEET TO A POINT OF REVERSE CURVATURE; (2) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 119.05 FEET, A CHORD BEARING NORTH 54 DEGREES 00 MINUTES 39 SECONDS EAST, AND A CHORD DISTANCE OF 118.27 FEET TO A POINT OF REVERSE CURVATURE; (3) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 700.00 FEET, AN ARC DISTANCE OF 245.46 FEET, A CHORD BEARING NORTH 52 DEGREES 41 MINUTES 18 SECONDS EAST, AND A CHORD DISTANCE OF 244.21 FEET TO A POINT OF TANGENCY; (4) THENCE NORTH 62 DEGREES 44 MINUTES 03 SECONDS EAST, A DISTANCE OF 244.07 FEET TO A POINT OF CURVATURE; (5) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 145.27 FEET, A CHORD BEARING NORTH 55 DEGREES 01 MINUTES 38 SECONDS EAST, AND A CHORD DISTANCE OF 144.83 FEET TO A POINT OF NON-TANGENCY; (6) THENCE

SOUTH 46 DEGREES 11 MINUTES 00 SECONDS EAST, A DISTANCE OF 173.10 FEET TO A POINT OF CURVATURE; (7) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 383.00 FEET, AN ARC DISTANCE OF 301.88 FEET, A CHORD BEARING SOUTH 68 DEGREES 45 MINUTES 50 SECONDS EAST, AND A CHORD DISTANCE OF 294.13 FEET TO A POINT OF TANGENCY; (8) THENCE NORTH 88 DEGREES 39 MINUTES 20 SECONDS EAST, A DISTANCE OF 249.17 FEET; (9) THENCE SOUTH 01 DEGREES 20 MINUTES 40 SECONDS EAST, A DISTANCE OF 144.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,055,452 SQUARE FEET (116.057 ACRES), MORE OR LESS

**EXHIBIT B
FINAL PLAT**