

Land Use Petition

Project Number: 2021.016

Subject Property Information

Address/Location: east of US Route 30, south of Wolf's Crossing, north of 111th Street and West of Canadian National rail line

Parcel Number(s): 01-07-400-025; 01-07-400-026; 01-17-100-021; 01-17-100-023; 01-18-200-001; 01-18-200-002; 01-18-200-003; 01-18-100-010; 01-18-100-011; 01-18-400-005; 01-18-400-006

Petition Request(s)

Requesting the approval of an Amendment to the Annexation Agreement, commonly known as the Lincoln Prairie Planned Development District, located east of US Route 30, south of Wolf's Crossing, north of 111th Street and West of Canadian National Rail Line in the City of Aurora, Will County, Illinois

Requesting the approval of an amendment to the plan description of for the Lincoln Prairie Planned Development District located east of US Route 30, south of Wolf's Crossing, north of 111th Street and West of Canadian National Rail Line

Attachments Required

(a CD of digital files of all documents are also required)

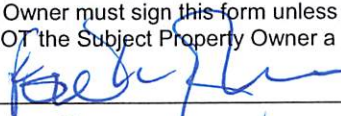
Development Tables Excel Worksheet - digital only (1-0)
Contact Worksheet (1-5)
Filing Fee Worksheet (1-6)
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (word and pdf)(2-1)
Letter of Authorization (2-2)

Annexation Agreement/Plan Description (2-18)
General Land Use Plan

Petition Fee: \$9,390.00 (Payable to The 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 Aurtherization with owner's Name and contact information is required.

Authorized Signature:  Date 1/22/2021

Print Name and Company: Russell G. Whitaker, Rosanova + Whitaker, Ltd, Attorney

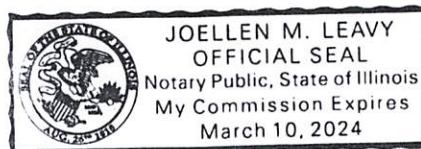
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 22nd day of January, 2021.

State of Illinois)
County of DuPage) SS

Joellen M. Leavy
Notary Signature

NOTARY PUBLIC SEAL



Filing Fee Worksheet

Project Number: 2021.016

Petitioner: Pulte Home Company

Number of Acres: 533.99

Number of Street Frontages: 6.00

Non-Profit 0

Linear Feet of New Roadway: 33478

New Acres Subdivided (if applicable): 534.00

Area of site disturbance (acres): 351.93

Filling Fees Due at Land Use Petition:

Request(s):	Annexation Agreement Revision	\$ 5,000.00
	Planned Development District	\$ 4,300.00
	Public Hearing Notice Sign(s)	\$ 90.00

Total: **\$9,390.00**

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

Verified By: Tracey Vacek

Date: 1/19/2021

Project Contact Information Sheet

Project Number: 2021.016

Petitioner Company (or Full Name of Petitioner): Pulte Home Company

Owner

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

Main Contact (The individual that signed the Land Use Petition)

Relationship to Project: Contract Purchaser
Company Name: Pulte Home Group
First Name: Matt Initial: Last Name: Brolley Title: _____
Job Title: Land Entitlement Manager
Address: 1900 E. Golf Rd., Suite 300
City: Schaumburg State: IL Zip: 60173
Email Address: matt.brolley@pultegroup.com Phone No.: 630-777-2973 Mobile No.: _____

Additional Contact #1

Relationship to Project: Attorney
Company Name: Rosanova & Whitaker, Ltd.
First Name: Russell Initial: Last Name: Whitaker Title: _____
Job Title: Attorney
Address: 127 Aurora Avenue
City: Naperville State: IL Zip: 60540
Email Address: russ@rw-attorneys.com Phone No.: 630-355-4600 ex Mobile No.: _____

Additional Contact #2

Relationship to Project: Engineer
Company Name: Manhard Consulting
First Name: Joe Initial: Last Name: Iovinelli Title: _____
Job Title: Project Manager
Address: 700 Springer Dr.
City: Lombard State: IL Zip: 60148
Email Address: jiovinelli@manhard.com Phone No.: 630-925-1110 Mobile No.: _____

Additional Contact #3

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

Additional Contact #4

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

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

PETITION TO THE CITY OF AURORA PLANNING AND ZONING COMMISSION
FOR APPROVAL OF LINCOLN PRAIRIE

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 Lincoln Prairie as a Planned Development District 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 General Land Use Plan submitted herewith as **Exhibit B**.

Petitioner is seeking approval of the General Land Use Plan for Lincoln Prairie attached hereto as **Exhibit B**. This General Land Use Plan consists of four (4) distinct areas: (a) Parcel A - Lincoln Crossing, a traditional single-family detached residential subdivision; (b) Parcel B - Lincoln Prairie by Del Webb, a 55+ age-restricted single-family detached residential subdivision; (c) Parcel C - two commercial parcels; and (d) Parcel D - two flex residential parcels.

For Lincoln Prairie (Parcels A, B, C and D), Pulte is seeking (i) approval of the General Land Use Plan attached hereto as **Exhibit B**; (ii) an Amended and Restated Annexation Agreement; (iii) Rezoning from Planned Development District to Planned Development District (PDD); and (iv) a Comprehensive Plan Amendment. For Lincoln Crossing (Parcel A) and Lincoln Prairie by Del Webb (Parcel B), specifically, Petitioner is seeking a Preliminary Plan and Plat of Subdivision.

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 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.

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

- a. North: PDD in Aurora – Lakewood Valley Residential 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: E-1 (Residential Rural) in Will County with Soccer Club and vacant land; A-1 (Agriculture) in Will County with utility, light industrial and railroad use; Residential in the City of Naperville.
- c. South: A-1 (Agriculture) in Will County with Agriculture and industrial uses; I-2 (General Industrial) in Will County with medium intensity industrial uses.
- d. West: PDD in Aurora with vacant land; R-1 (One Family Dwelling) in Aurora with school and recreational uses; E-2 (Residential Estate) with residential uses in Will County; A-1 (Agriculture) with agricultural uses in Will County; and I-2 (General Industrial) in Will County with medium intensity industrial uses.

5. Petitioner is under contract to purchase the Property in a number of phases as shown on the General Land Use Plan.

QUALIFYING STATEMENT

Pulte is seeking to develop the Property as a mixed-use development with traditional detached single-family residences, 55+ age-restricted, detached single-family residences, commercial uses, and flexible residential parcels, developed as traditional residences or age-restricted residences, the determination as to which will be made based on the market at the time of development. For Lincoln Prairie (parcels A, B, C, and D), Pulte is seeking (i) approval of the General Land Use Plan; (ii) an Amended and Restated Annexation Agreement; (iii) Rezoning to PDD; and (iv) an

Amendment to the City of Aurora Comprehensive Plan. For Lincoln Crossing and Lincoln Prairie by Del Webb, specifically, Pulte is seeking a Preliminary Plan and Plat of Subdivision.

Lincoln Prairie

Petitioner is seeking approval of a (i) General Land Use Plan for Lincoln Prairie attached hereto as **Exhibit B**; (ii) an Amended and Restated Annexation Agreement, submitted with this proposal; and (iii) Rezoning of the Lincoln Prairie development to PDD; and (iv) an Amendment to the City of Aurora Comprehensive Plan from Medium Density Residential, Open Space, Commercial and Industrial to Low Density Residential, Open Space, and Commercial for Lincoln Prairie (Parcels A, B, C, and D).

The General Land Use Plan shows four distinct areas. First is Parcel A, a sixty-five and 51/100 (65.51) acre parcel consisting of a traditional Pulte Single-Family Residential Community called Lincoln Crossing. Pulte proposes to construct its Meadows and Estates Series homes in its Lincoln Crossing community. The second distinct area, Parcel B, is the Del Webb 55+ Age Restricted Community called Lincoln Prairie by Del Webb. The development of the Del Webb community consists of three (3) phases of construction on 273 acres of land. Pulte is proposing to construct its Scenic, Distinctive, and Echelon Series homes in its Lincoln Prairie by Del Webb community. The third distinct area, Parcel C, consists of two (2) commercial parcels, which is intended to be developed with various commercial, office, retail, and service uses. These two (2) commercial parcels consist of a thirty (30) acre parcel at the northeast corner of the intersection of Eola Road and US Route 30 and a nine (9) acre parcel at the northeast corner of US Route 30 and 111th Street. The fourth parcel, Parcel D, consists of two (2) flex residential parcels. The two flex residential parcels are sandwiched between the commercial parcels along US Route 30 and consist of a one hundred two (102) acre parcel and a ninety-four (94) acre parcel. Pulte is seeking a

flexible residential component to provide for single family detached homes with the same residential uses and bulk restrictions as those residential uses in Lincoln Crossing or Lincoln Prairie by Del Webb as delineated herein. The determination as to which residential uses will be utilized on those flexible lots in the future will be based on market demands at the time of development.

In order to develop the Property as a planned development, Petitioner is seeking to amend the existing Annexation Agreement approved in December of 2002, which contemplated this Property as largely industrial with minimal multifamily, open space, and commercial uses. To develop the Property pursuant to the General Land Use Plan attached as **Exhibit B**, Petitioner is seeking to rezone the Property from the existing PDD with industrial, commercial, open space and multifamily residential uses to a PDD District with the traditional single-family detached residential uses, age-restricted, detached residential uses, open space, and commercial uses proposed for Lincoln Prairie. Because the Property has been sitting vacant and underutilized for over 18 years under the current PDD zoning classification, Petitioner is seeking to rezone the Property to PDD with the detached single family residential uses and supporting commercial uses which are more in line with the trend in the marketplace. Finally, Petitioner is seeking to amend the City's Comprehensive Plan designation for the Property from Industrial, Open Space, Medium Density Residential, and Commercial to Low Density Residential, Open Space, and Commercial.

Approval of Lincoln Prairie will provide much-needed new housing opportunities in the City of Aurora, especially age-restricted housing in this southern portion of the City; will help protect property values in the neighborhood by removing uncertainty in the real estate marketplace by developing the historically vacant and underutilized Property; and will increase Aurora's real estate tax base.

Lincoln Crossing

As part of the development of Lincoln Prairie, Petitioner is seeking approval of a Preliminary Plan and Plat for Lincoln Crossing, consisting of one hundred sixty-three (163) detached single family homes on sixty-five and 51/100 (65.51) acres as depicted on **Exhibit C**. In order to develop Lincoln Crossing, Petitioner is seeking the following lot dimensions, bulk regulations and lot coverage as outlined below.

Petitioner respectfully requests the following regulations and restrictions for Parcel A, Lincoln Crossing:

- (i) A minimum lot area of 7,150 square feet;
- (ii) A minimum lot width of fifty-five feet (55');
- (iii) Minimum one-story home of 1,000 square feet;
- (iv) Minimum greater than one-story home of 2,000 square feet;
- (v) A front yard setback of thirty feet (30');
- (vi) A side yard setback of six feet (6');
- (vii) A corner side yard setback of ten feet (10')
- (viii) A reverse corner side yard setback of fifteen feet (15')
- (ix) A rear yard setback of thirty feet (30');
- (x) Maximum height of thirty-five feet (35') or two and one-half (2.5) stories;
- (xi) A maximum lot coverage of forty-five percent (45%);
- (xiii) Maximum gross density of 2.5 dwelling units per acre.

Petitioner is also seeking the following encroachments: (i) Decks may encroach into the rear yard for the first ten (10) feet; and (ii) Eaves may encroach up to one (1) foot into a front, corner side, reverse corner side, interior side and rear yards.

These lot dimension, bulk regulations, and encroachments requested for Lincoln Crossing are driven by the following: (i) the current residential market trends with homeowners seeking smaller yards with less maintenance and larger homes with more livability options; (ii) the proposed commercial uses to the west and the industrial uses to the south and east; and (iii) the Property's proximity to major roadways of Eola Road, Wolf's Crossing Road, and US Route 30.

It has been Pulte's experience in recent years that in the single-family residential market, homebuyers are interested in smaller lots, reducing the time and money spent on maintenance and upkeep of larger lots. Families lead much busier lives and choose to spend time and money on other activities and products rather than the upkeep of a large yard. In fact, over the last ten (10) years, minimum lot sizes in Pulte's residential subdivisions have been steadily decreasing as a result of purchaser demand for more options associated with the livability of the home, including sunrooms, smart home upgrades, upgraded flooring, gourmet kitchens and upgraded bathroom options and less yard. As a result, Petitioner is seeking the lot area, lot width, setbacks, and lot coverage above for Lincoln Crossings.

Further, sound land use planning dictates the use of various residential uses adjacent to more intense uses and roadways or adjacent to less intense uses, roadways or other residential uses. These types of transitional uses create harmony among differing uses in close proximity. Thirty-nine (39) acres of the property directly to the west along US Route 30 is intended to be developed with future commercial uses. Properties to the west and south have medium intensity industrial uses. Properties to the north and east have limited industrial uses. Lincoln Crossing is designed to provide for various residential uses based on their proximity to various intensive uses and highly traveled roadways like US Route 30, Wolf's Crossing and Eola Roads, and providing the appropriate landscaping to buffer these uses. Secondly, Lincoln Prairie has been designed with lot

sizes and setbacks commensurate with the established residential neighborhoods in the area.

Lincoln Crossing will contain two series of homes. The Meadows Series homes will range in size from 2,386 to 3,160 square feet for the largest Meadows model with all options, and the Estates Series homes will range in size from 3,126 to 3,507 square feet for the largest Estates model with all options. These square footages are consistent with market trends in the industry. A four (4) acre park site for the residents of Lincoln Crossing will be donated to the Fox Valley Park District.

Lincoln Crossing's architecture will feature architecture that is consistent with market trends. Additionally, the use of 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 existing stormwater management facility is located on the south side of the proposed subdivision. The stormwater management facility has been designed efficiently and is optimized to provide sufficient stormwater storage for Lincoln Crossing. Fox Metro sanitary sewer and potable water are available to the Property in the requisite capacity to serve Lincoln Crossing. Petitioner is working with Fox Metro in order to locate and provide sufficient sanitary sewer to service the remaining portions of Lincoln Prairie.

Access to Lincoln Crossing will be provided via a full movement access road off of Wolf's Crossing Road and a full movement access road off of Eola Road. The access roads will provide one inbound lane and one outbound lane and outbound movements will be under stop-sign control. Sidewalks and trails will be constructed throughout the development consistent with City requirements to encourage walkability and create a connected community.

Lincoln Prairie by Del Webb

Petitioner is seeking a Preliminary Plan and Plat for Lincoln Prairie by Del Webb, a 55+ age-restricted community consisting three phases of development as depicted on **Exhibit D**. The first phase will consist of one hundred fifty-two (152) detached single-family homes on approximately one hundred fourteen (114) acres. The second phase will consist of one hundred seventy-seven (177) detached single-family homes on approximately seventy-four (74) acres. The third phase will consist of two hundred twenty-one (221) single-family homes on approximately ninety-three (93) acres. In order to develop Lincoln Prairie by Del Webb, Petitioner is seeking the following lot dimensions, bulk regulations and encroachments as outlined below.

Petitioner respectfully requests the following regulations and restrictions for Parcel B, Lincoln Prairie by Del Webb:

- (i) A minimum lot area of 5,280 square feet;
- (ii) A minimum lot width of forty-four feet (44');
- (iii) Minimum one-story home of 950 square feet;
- (iv) Minimum greater than one-story home of 1,200 square feet;
- (v) A front yard setback of twenty feet (20');
- (vi) A side yard setback of five feet (5');
- (vii) A corner side yard setback of ten feet (10')
- (viii) A reverse corner side yard setback of fifteen feet (15')
- (ix) A rear yard setback of twenty feet (20');
- (x) Maximum height of thirty-five feet (35') or two and one-half (2.5) stories;
- (xiii) Maximum gross density of 2.39 dwelling units per acre

Petitioner is also seeking the following encroachments: (i) Decks may encroach into the

first ten feet (10') of the rear yard; and (ii) Eaves may encroach up to one (1) foot into a front, corner side, reverse corner side, interior side and rear yards.

These lot dimensions, bulk regulations, and encroachments requested for Lincoln Prairie by Del Webb 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 much busier lives and choose to spend time and money on other activities and have little interest in doing yardwork. Further, homeowners' associations do 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. As a result, Petitioner is seeking the above lot and bulk requirements for Lincoln Prairie by Del Webb.

Lincoln Prairie by Del Webb is separated by the rest of the Lincoln Prairie development by gated entrances and by water features. Pulte will be constructing the Scenic, Distinctive and Echelon Series homes in the Lincoln Prairie by Del Webb communities. An eleven (11) acre amenity center will be constructed overlooking the proposed pond, with such features as a pool, tennis courts, bocce ball courts ,and pickle ball courts. In addition to the amenity center, a number

of additional park sites will be interspersed throughout the Lincoln Prairie by Del Webb community, totaling approximately twenty-five (25) acres of park and amenity space, ranging in size from seven-tenths (0.7) acres to eleven (11) acres, with various amenities. In addition to the amenity center, other park sites shall feature open space, benches, trellises, community garden plots, pavilions, picnic tables, barbeque grills, and a one (1) acre dog park. Trails and sidewalks will be provided throughout the community for walkability for the residents of Lincoln Prairie by Del Webb.

Lincoln Prairie by Del Webb's architecture will feature architecture which is consistent with market trends for age-restricted communities, with low maintenance exteriors. Additionally, professional landscaping design and materials will enhance the overall aesthetics of the Property. Landscaping materials will include a mix of parkway trees, decorative trees, shrubs, and other landscape materials improving the aesthetics of the Property.

The stormwater management facilities will be designed efficiently 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 is looking at working with Fox Metro or providing a temporary 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 two (2) gated entrances from a full movement access road off of Eola Road and one 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 will be private streets, maintained by the Homeowner's Association. Sidewalks and trails will be constructed throughout the development consistent with City requirements to encourage walkability and create a connected community.

Mixed-Use Development Area

As part of the development of Lincoln Prairie, Petitioner is seeking approval of a General Land Use Plan to provide for two (2) parcels of commercial uses. Petitioner is seeking commercial, retail, office and service uses on these parcels. One parcel on the Northern portion of the Property along US Route 30 is approximately thirty (30) acres and one parcel on the southern portion of the Property is approximately nine (9) acres. Petitioner is seeking to allow those permitted and special uses as depicted on the attached **Exhibit E**. The developer(s) of the commercial parcels will bring a petition to the City when they are ready to develop these two parcels.

Petitioner is also seeking approval of a General Land Use Plan to provide for two (2) parcels of flexible residential uses along US Route 30. One parcel consists of approximately one hundred two and (102) acres and one parcel consist of approximately ninety-four (94) acres. Pulte is seeking a flexible residential component to provide for residential uses with the same residential uses and bulk restrictions as the residential uses in Lincoln Crossing or Lincoln Prairie by Del Webb delineated above. The determination on which residential uses will be utilized on those flexible lots in the future will be based on market demands at the time of development.

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 to provide diverse housing types and additional housing stock to accommodate the needs of Aurora's population and commercial uses to support the residents of the City and surrounding areas. Lincoln Prairie is providing traditional residential uses, age-restricted

residential uses, and commercial uses which will improve the public health, safety, morals, comfort, and general welfare of the City and surrounding areas. Lastly, Lincoln Prairie will improve the vacant Property and create consistency and security by providing residential and commercial areas. Lincoln Prairie 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 Lakewood Valley subdivision to the North; residential, railroad and limited industrial uses to the East; residential vacant property, schools, agricultural, and general industrial property to the West; and agricultural and general industrial property to the South. The development of Lincoln Prairie as traditional residential, age-restricted residential, and commercial uses will not have a negative effect on the use or enjoyment of the other property in the general area. The traditional residential area will be adjacent to the Lakewood Valley subdivision to the north, and the commercial uses will be located on US Route 30, and not adjacent to any residential uses in the general area. In fact, it will have a positive impact by providing security and consistency to those uses in the area. By developing the Property consistent with the General Land Use Plan, Petitioner seeks to preserve 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 homes by one of the nations' leading and most recognized home builders and commercial uses to support the neighborhood.

c. Property values within the neighborhood.

Petitioner's development of the Property will not be a detriment to the property values

within the neighborhood nor will it alter the essential character of the neighborhood. Rather, Lincoln Prairie will preserve and increase property values by developing a property which has historically been vacant and underutilized. Lincoln Prairie is consistent with the established residential neighborhood to the North and will eliminate uncertainty with development of the Property. In addition to removing uncertainty, the construction of new single-family homes and commercial uses will 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 and age-restricted residential uses and commercial uses. Petitioner's proposed General Land Use Plan 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 single-family homes, age-restricted single-family homes, and supporting commercial uses. The proposed use will spur development of the surrounding property, specifically the property immediately adjacent to the west of the Property once Owner defines its future development plans. Establishment of Lincoln Prairie, Lincoln Crossing and Lincoln Prairie by Del Webb, among other things, secures quiet residential districts compatible with the surrounding area to the north, provides supporting commercial uses, 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.

Fox Metro Water Reclamation District sanitary sewer will be able to service a portion of the Property. Pulte will construct a Temporary Lift Station to serve the Property if Fox Metro's contemplated regional lift station for the area is not operational at the time Pulte is ready to move forward with the Lincoln Prairie by Del Webb portion of Lincoln Prairie. As mentioned above, two access points will serve Lincoln Crossing on Wolf's Crossing and Eola Road, and 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 connected residential communities. Stormwater management facilities for Lincoln Crossing and Lincoln Prairie by Del Webb are designed to provide sufficient storage/drainage to serve the residential communities. When the Commercial and flexible residential parcels are developed, appropriate utilities, access, drainage and other necessary facilities will be provided.

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

Ingress and egress shall be provided to Lincoln Crossing via Wolf's Crossing Road and Eola Road. Ingress and egress shall be provided to Lincoln Prairie by Del Webb 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 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. Streets within the Lincoln Prairie by Del Webb age-restricted community will be private streets maintained by the homeowner's association.

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

The Property is currently zoned PDD in the City with industrial, commercial, and multifamily uses. The property has not developed under this zoning classification. Petitioner is proposing zoning of PDD with residential with supporting commercial uses. Petitioner's proposed plans herein will comply with the regulations of the PDD sought herein. The regulations and bulk requirements sought are provided above for Lincoln Crossing and Lincoln Prairie by Del Webb. These regulations and bulk requirements will be utilized in the proposed flexible residential areas, as well.

II. In the interest of promoting the public health, safety, comfort, convenience and general welfare, the commission shall recommend no amendment for approval unless it shall find that the proposed amendment:

a. Is in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora;

The Petitioner is seeking to rezone the Property from Planned Development District with industrial, commercial, and multifamily residential uses to Planned Development District with residential and commercial uses. The development will be in accordance with the related plans and policies of the City of Aurora, except Petitioner is seeking an amendment to the Comprehensive Plan consistent with its petition. The amendment will include changing the industrial, multifamily, commercial and open space designations to residential, commercial and open space designations.

b. Represents the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question;

The existing PDD zoning of the Property has been in effect for over 18 years, and the Property has not been developed under the current Planned Development District with industrial, multifamily and commercial uses. Petitioner is seeking single-family residential

and commercial uses on the Property. The single-family uses will support the future commercial uses proposed for the Property. The request for single-family residential uses instead of multifamily and industrial uses represents the logical extension of the existing land uses of the general area.

c. Is consistent with desirable trend of development in the general area of the property in question, occurring since the property in question was placed in its present zoning classification, desirability being defined as the trend's consistency with applicable official physical development policies and other related official plans and policies of the City of Aurora;

The general trend of development in the area since the Property was classified as PDD with largely industrial uses and some commercial and multifamily uses, has been largely single-family uses. The current trend of the industrial market does not support industrial uses on this Property. Rather single-family uses and age-restricted uses will be more in line with market demands in the area. Those residential uses will support the future development of the commercial property. Petitioner is also seeking an amendment to the Comprehensive Plan to single family residential, open space, and commercial use designations.

d. Will permit uses which are more suitable than uses permitted under the existing zoning classification;

As stated above, single family residential uses are more suitable than industrial and multifamily uses currently allowed under the existing zoning. Since the Property was zoned PDD with industrial, commercial and multifamily uses over 18 years ago, the Property has not developed under that zoning classification. Therefore, Petitioner's request to zone the Property as PDD with single family, age-restricted residential uses and supporting commercial uses is more suitable than the existing zoning for the Property.

e. Will maintain a compatible relationship with the traffic pattern and traffic volume of adjacent streets and will not have an adverse effect upon traffic or pedestrian movement and safety in the general area of the property in question;

A traffic study was prepared by KLOA and it has been included with this submittal. The Traffic Report stated that the existing traffic pattern and roadways will support the proposed development of the Property. The proposed development will not have an adverse effect upon traffic or pedestrian movement and safety in the general area of the Property.

f. Will allow for the provision of adequate public services and facilities to the property in question and will have no adverse effect upon existing public services and facilities;

The development of the Property will provide for adequate public services and facilities, and will not have an adverse effect upon existing public services. Petitioner will provide adequate stormwater management facilities, adequate water and sanitary sewer systems, and adequate roadways.

g. Takes adequate measures or they will be taken to provide ingress and egress so designed as to maximize pedestrian and vehicular circulation ease and safety, minimize traffic congestion, and will not substantially increase the congestion in the public streets;

The Property will have adequate ingress and egress to the Property for the residential and commercial parcels. For the residential parcels, there will be two lanes, one for ingress and one for egress under stop sign control, Access to Lincoln Prairie will be off of Wolf's Crossing Road, Eola Road, and US Route 30. The internal roadways, sidewalks and trails will maximize vehicular and pedestrian circulation. As stated above, a Traffic Report is included with this submittal stating that the development of the Property will not substantially increase congestion in the public streets.

h. Additional standards for rezoning petitions:

i. Is a consistent extension of the existing land uses, existing zoning classifications, and essential character of the general area;

As stated above, the development of the Property as a Planned Development District with single-family and age-restricted residential uses and supporting commercial uses is consistent with the existing land uses and the character of the general area. The existing PDD, with multifamily uses and industrial uses has not developed in over 18 years with these uses and are not consistent with the market trend in the area.

ii. Is consistent with desirable trend of development in the general area of the property in question, occurring since the property in question was placed in its present zoning classification, desirability being defined as the trend's consistency with applicable official physical development policies and other related official plans and policies of the City of Aurora;

The trend in the area is largely single-family residential development. Since the Property was placed in the PDD with industrial, multifamily, and commercial uses over 18 years ago, the trend of the development in the general area has not been multifamily or industrial. The proposed uses are more consistent with the trend of development in the general area of the Property. Petitioner is seeking an amendment to the Comprehensive Plan to change the uses from industrial, medium density residential, open space, and commercial to low density residential, open space and commercial to remain consistent with City plans and policies.

iii. Will permit uses which are more suitable than uses permitted under the existing zoning classification;

As stated above, the uses permitted in the existing PDD zoning classification are largely industrial, with minimal multifamily residential, open space and commercial uses. The Property under this zoning classification has sat vacant for

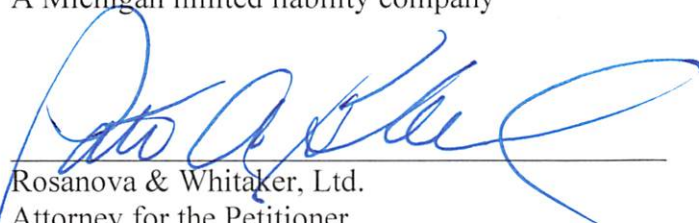
over 18 years. The proposed single-family residential, age-restricted single family residential, open space, and commercial uses are more compatible with the trend of development in the area. Very minimal industrial uses have been developed since this Property was zoned PDD. The proposed uses are more suitable in this area than suitable than industrial and multifamily residential uses.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests approval of: (i) General Land Use Plan for Lincoln Prairie attached hereto as **Exhibit B**; (ii) an Amended and Restated Annexation Agreement, submitted with this proposal; (iii) Rezoning of the Lincoln Prairie development to PDD; and (iv) an Amendment to the City of Aurora Comprehensive Plan from Medium Density Residential, Open Space, Commercial and Industrial to Low Density Residential, Open Space, and Commercial, all as may be necessary to develop the Property consistent with the plans submitted herewith. Petitioner is also seeking a Preliminary Plan and Plat for Lincoln Crossing and Lincoln Prairie by Del Webb.

RESPECTFULLY SUBMITTED this 22nd day of January, 2021

PETITIONER:

PULTE HOME COMPANY, LLC
A Michigan limited liability company



Rosanova & Whitaker, Ltd.
Attorney for the Petitioner

EXHIBIT A
LEGAL DESCRIPTION

PINS: 01-07-400-025; 01-07-400-026; 01-07-300-014; 01-17-100-021; 01-17-100-023; 01-18-100-010; 01-18-100-011; 01-18-200-001; 01-18-200-002; 01-18-200-003; 01-18-400-005; 01-18-400-006; 01-18-400-008

COMMONLY KNOWN AS: South of Wolf's Crossing, West of Eola Road and US Route 3, North of 111th Street

EXHIBIT B
GENERAL LAND USE PLAN

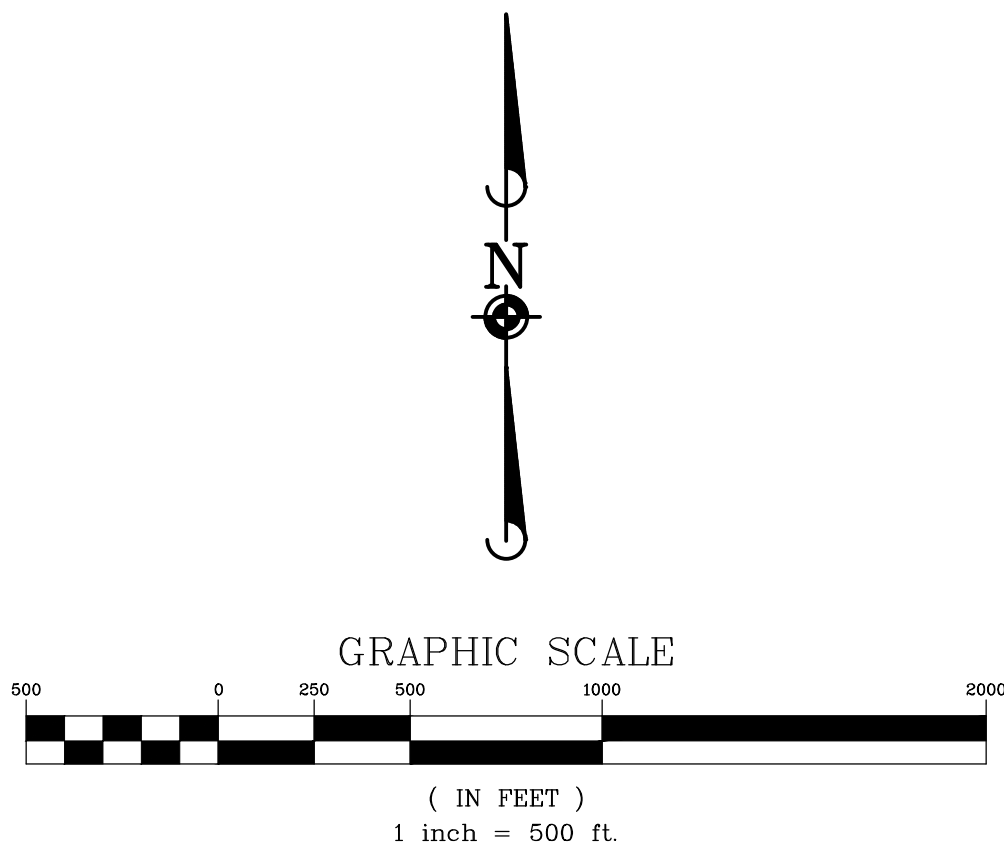
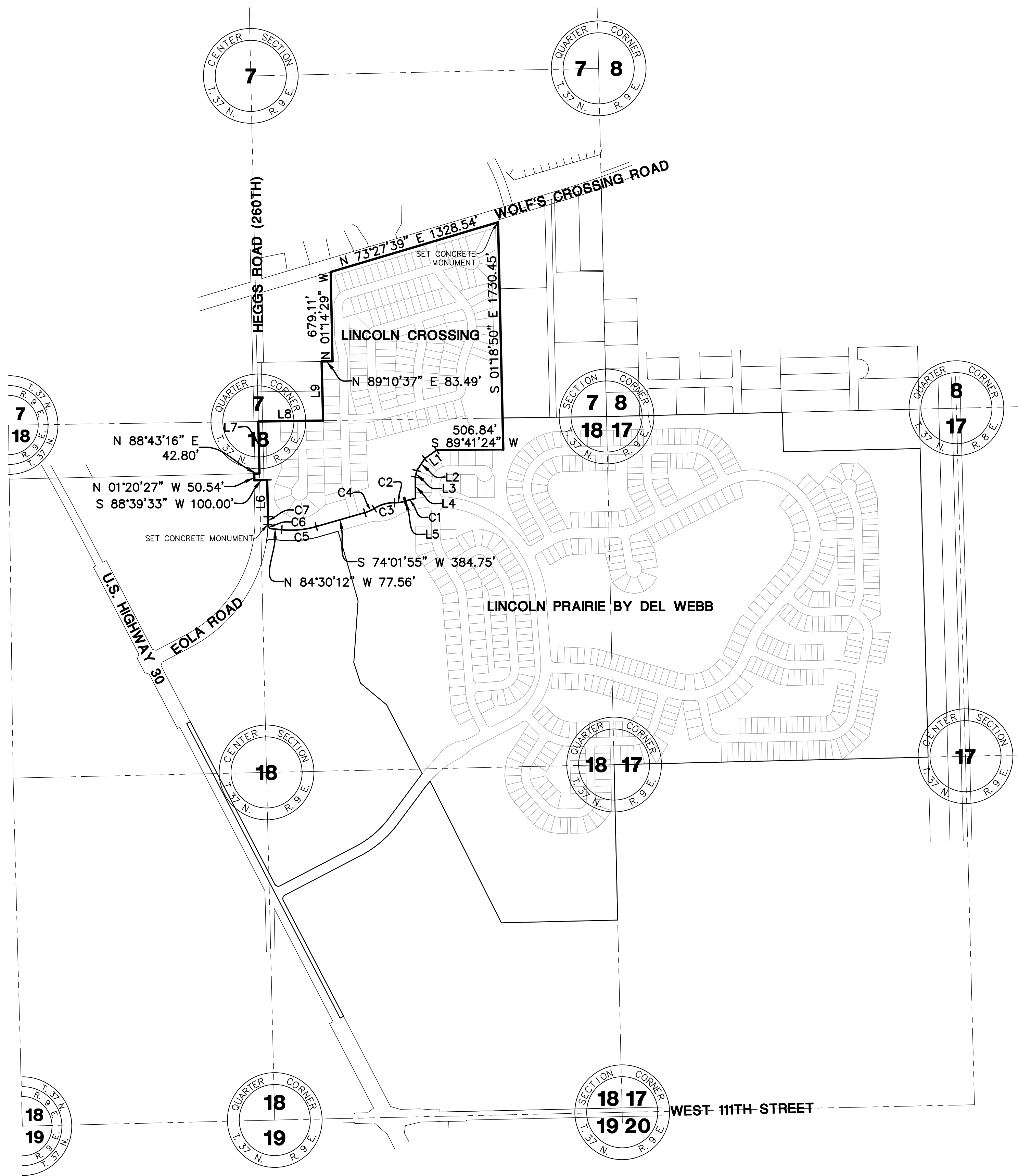
EXHIBIT C
LINCOLN CROSSING PRELIMINARY PLAT

BEING A SUBDIVISION OF THAT PART OF SECTION 7 AND 18 TOWNSHIP 37 NORTH, RANGE 9,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

CITY RESOLUTION: _____ **PASSED ON:** _____

LINE TABLE		
LINE	BEARING	LENGTH
L1	S54°13'08"W	111.00'
L2	S33°53'01"W	109.18'
L3	S12°24'37"W	50.92'
L4	S00°18'36"E	163.77'
L5	S74°01'55"W	10.00'
L6	N01°20'27"W	278.34'
L7	N01°21'01"W	395.49'
L8	N89°10'37"E	493.35'
L9	N01°26'12"W	450.03'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	840.00'	75.70'	S76°36'49"W	75.68'
C2	280.00'	78.05'	S82°01'02"W	77.79'
C3	290.00'	161.67'	S74°01'55"W	159.58'
C4	280.00'	78.05'	S66°02'48"W	77.79'
C5	710.00'	265.99'	S84°45'11"W	264.44'
C6	30.00'	45.25'	S87°17'42"W	41.08'
C7	1090.00'	61.91'	N00°17'10"E	61.90'



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

OWNER

LINCOLN PRAIRIE AURORA LLC
ATTN: JAMES HAMMAN, MANAGER
6275 STATE ROUTE 71
OSWEGO, IL 60543

DEVELOPER

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

PROPERTY AREA

LOT AREA = 1,422,555 SQ. FT. (32.657 ACRES)
OUTLOT AREA = 782,628 SQ. FT. (17.967 ACRES)
RIGHT OF WAY AREA = 543,536 SQ. FT. (12.478 ACRES)
TOTAL PULTE AREA = 2,748,719 SQ. FT. (63.102 ACRES)

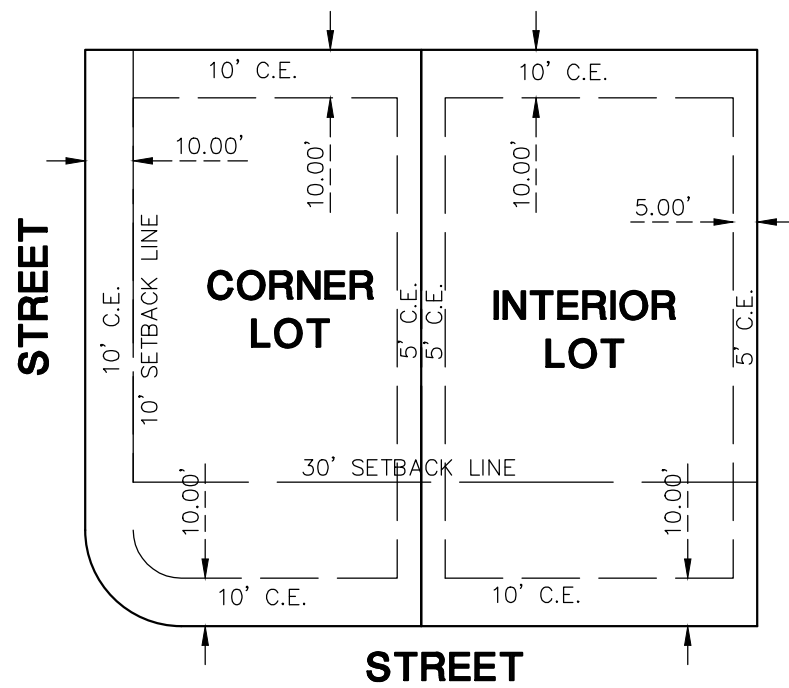
LOT TYPES

MEADOW LOTS (55'X130') = 1-11
ESTATES LOTS (65'X130') = 112-163

BUILDING SETBACKS

FRONT YARDS: 30' MINIMUM
SIDE YARD: 6' EACH SIDE MINIMUM
REAR YARD: 30' MINIMUM
CORNER SIDE YARD: 10' MINIMUM
REVERSE CORNER SIDE YARD: 15' MINIMUM

UNLESS OTHERWISE NOTED ON THE PLAT



SHEET INDEX

SHEET 1:	OVERALL BOUNDARY
SHEET 2-4:	LOT AND EASEMENT DETAILS

Development Data Table: Preliminary Plat			
Description		Value	Unit
a) Tax/Parcel Identification Number(s) (PINs):			
01-07-400-025, 01-07-400-026,			
01-18-200-001, 01-18-100-011			
b) Subdivided Area		63,102	Acres
		2,748,719	Square Feet
c) Proposed New Right-of-way		12,478	Acres
		543,536	Square Feet
		7,827	Linear Feet of Centerline
d) Proposed New Easements		20,831	Acres
		907,421	Square Feet

[illegible]

Manhard
CONSULTING LTD.

One Durbin Park, Suite 380, Lincolnshire, IL 60069
Tel: 630/754-1550 Fax: 630/754-1550
E: info@manhard.com W: www.manhard.com

Construction Management • Environmental Services • Landscaping • Architecture • Planning
Consultation Services • Environmental Services • Landscaping • Architecture • Planning

LINCOLN CROSSING SUBDIVISION

AURORA, ILLINOIS

PRELIMINARY PLAT OF SUBDIVISION

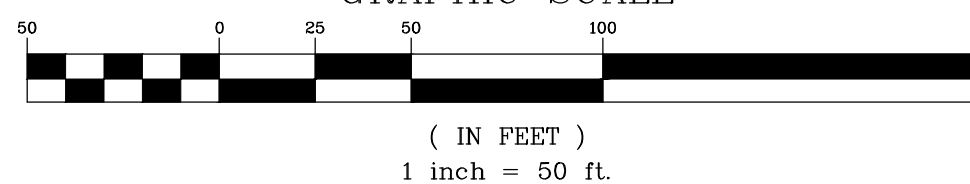
PROJ. MGR.: JID
 PROJ. ASSOC.: PGA
 DRAWN BY: PGA
 DATE: 01/22/21
 SCALE: 1"=500'

SHEET
1 OF 4
PULAUIL01

PRELIMINARY PLAT
OF
LINCOLN CROSSING SUBDIVISION

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	57.00'	74.32'	S36°06'35"W	69.16'
C2	42.50'	27.82'	N87°42'21"W	27.32'
C3	17.00'	22.22'	S36°00'43"W	20.67'
C4	17.00'	24.68'	N33°58'42"E	22.57'
C5	42.50'	27.82'	N17°18'48"E	27.32'
C6	30.00'	47.12'	N29°01'55"E	42.43'
C7	30.00'	47.12'	S60°58'05"E	42.43'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N61°32'21"W	35.36'
L2	N28°27'39"E	35.36'



UNSUBDIVIDED
OWNER/TAXPAYER:

UNSUBDIVIDED
OWNER/TAXPAYER:

Manhard
CONSULTING LTD

One Ontario Port, Suite 250, Unionville, L3R 0D8
Tel: 905.884.5550 Fax: 905.884.0055 manhard.com
Civil Engineers • Surveyors • Water-Resource Engineers • Water & Wastewater Engineers

LINCOLN CROSSING SUBDIVISION

AURORA, ILLINOIS

PRELIMINARY PLAT OF SUBDIVISION

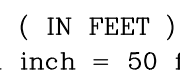
PROJ. MGR.:	JID	
PROJ. ASSOC.:	PGA	
DRAWN BY:	PGA	
DATE:	01/22/21	
SCALE:	1"=50'	
SHEET		
2	OF	4
PULAUOI		

SEE SHEET 3

OF

SEE SHEET 2

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	57.00'	74.32'	S36°06'35"W	69.16'
C2	42.50'	27.82'	N87°47'21"W	27.32'
C3	17.00'	22.22'	N38°00'43"W	20.67'
C4	17.00'	24.68'	N33°58'42"E	22.57'
C5	42.50'	27.82'	N17°18'48"E	27.32'
C6	30.00'	47.12'	N29°01'55"E	42.43'
C7	30.00'	47.12'	S60°58'05"E	42.43'



UNSUBDIVIDED
OWNER/TAXPAYER:
EQIA AND NEW YORK LLC

UNSUBDIVIDED

TER AND CHRISTINE KOERNER

OWNER/TAXPAYER:
VALLEY VENTURES INC

**N CROSSING SUBD
AURORA, ILLINOIS**

PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.: JID
PROJ. ASSOC.: PGA
DRAWN BY: PGA
DATE: 01/22/2011
SCALE: 1"=50'

SHEET

3 OF 4

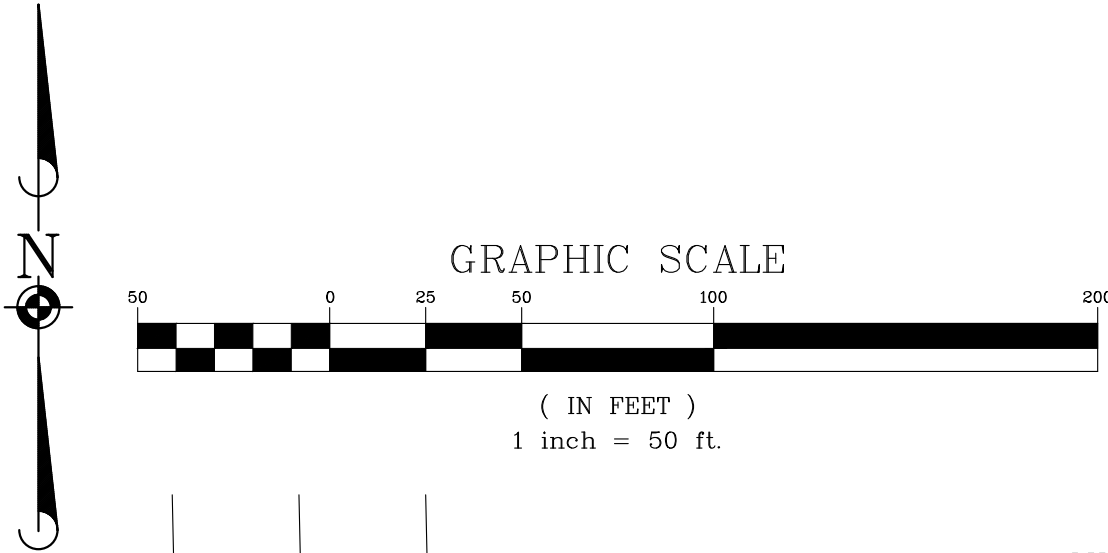
P11111101

© 2021 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

January 21, 2021 - 09:22 Dwg Name: P:\Pulau101\dwg\Sury\Final Drawings\Plot of Subdivision\Preliminary Plot\03-05-PULAU101-PR-PULTE.dwg Updated By: idunham

OF

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	57.00'	74.32'	S36°06'35"W	69.16'
C2	42.50'	27.82'	N87°47'21"W	27.32'
C3	17.00'	22.22'	S36°00'43"W	20.67'
C4	17.00'	24.68'	N33°58'42"E	22.57'
C5	42.50'	27.82'	N17°18'48"E	27.32'
C6	30.00'	47.12'	N29°01'55"E	42.43'
C7	30.00'	47.12'	S60°58'05"E	42.43'

[illegible]

Manhard
CONSULTING LTD.

One Oakbrook Point, Suite 200, Lincolnville, IL 60069
ph: 617.834.5590 fax: 617.834.0056 manhard.com

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

LINCOLN CROSSING SUBDIVISION

AURORA, ILLINOIS

PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.: JJD
 PROJ. ASSOC.: PGA
 DRAWN BY: PGA
 DATE: 01/22/21
 SCALE: 1"=50'

SHEET

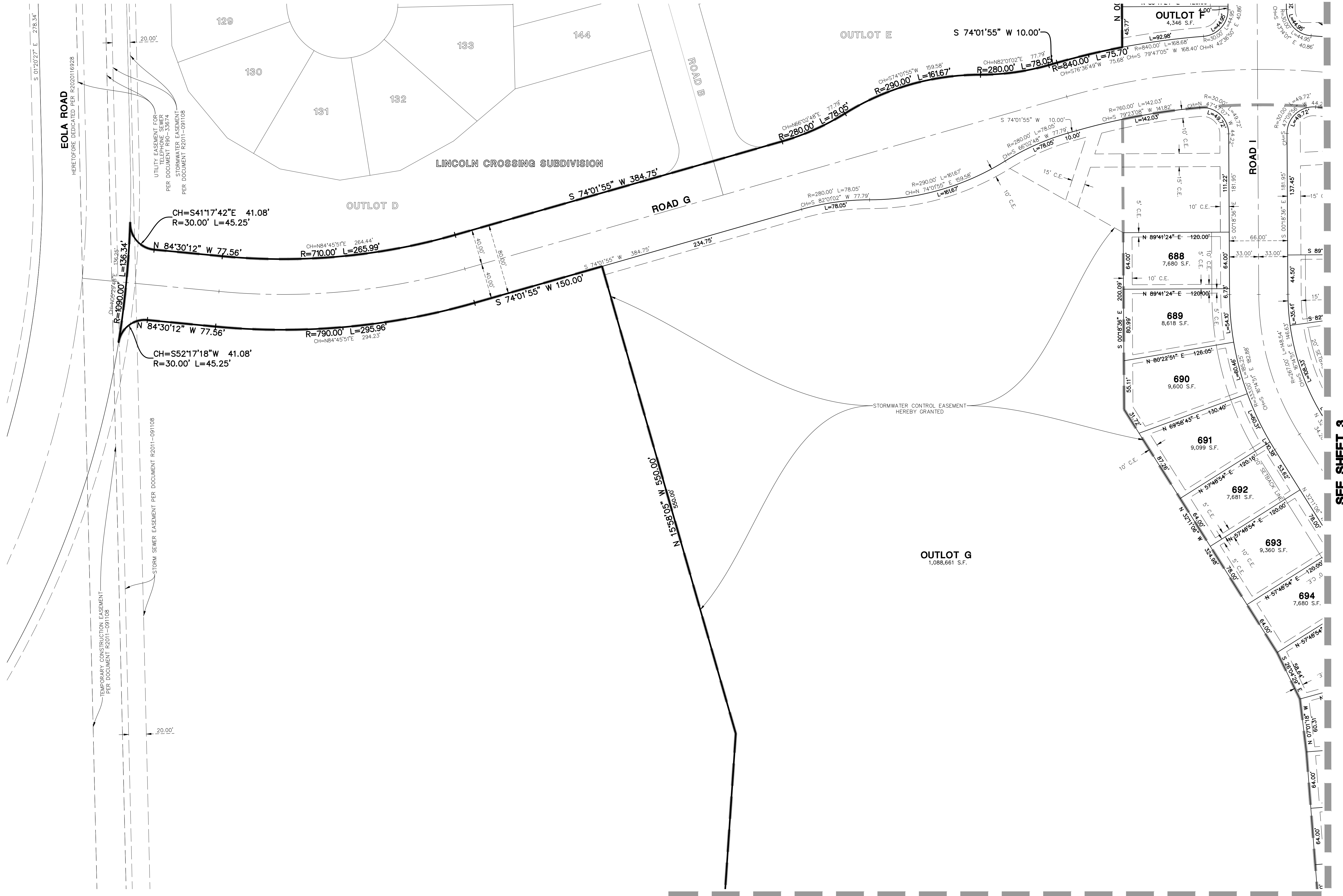
4 OF 4

PULAUIL01

EXHIBIT D
LINCOLN PRAIRIE BY DEL WEBB PRELIMINARY PLAT

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



SEE SHEET 7

SEE SHEET 3

[illegible][illegible]

INCORPORABLE BY DEI WEBB

AURORA-ILLINOIS

PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.: JLD
 PROJ. ASSOC.: PGA
 DRAWN BY: PGA
 DATE: 01/22/21
 SCALE: 1"=50'

SHEET
2 OF 13
PULAUIL01

GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft.

SEE SHEET 8

SEE SHEET 7

[illegible]

Manhard
CONSULTING LTD

One Oakleaf Point, Suite 100, Irvine, CA 92618
Chicago Office: 312.591.1000 • Fax: 312.591.1005
San Francisco Office: 415.774.8500 • Fax: 415.774.8005
Client Services: 800.451.1000 • Fax: 800.451.1005
Email: info@manhard.com
Website: www.manhard.com

Construction Managers • Environmental Consultants • Landscape Architects • Planners

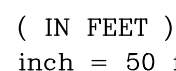
LINCOLN PRAIRIE BY DEL WEBB
AURORA, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.: JID
 PROJ. ASSOC.: PGA
 DRAWN BY: PGA
 DATE: 01/22/21
 SCALE: 1"=50'

SHEET
3 OF 13
 PULAUIL01

January 21, 2021 - 14:00 Dwg Name: P:\Pulcui01\dwg\Surv\Final Drawings\Plot of Subdivision\Preliminary Plat\03-14-PULAU101-PR-DEL WEBB.dwg Updated By: jkunham

SEE SHEET 5



OUTLOT J
1,550,859 S.F.

SEE SHEET 9

SEE SHEET 3

[illegible][illegible]

LINCOLN PRAIRIE BY DEL WEBB

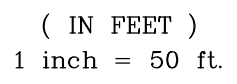
AURORA, ILLINOIS

PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.: JID
PROJ. ASSOC.: PGA
DRAWN BY: PGA
DATE: 01/22/21
SCALE: 1"=50'

SHEET
4 OF 13
PULAUIL01

SEE SHEET 6



OUTLOT J
1,550,859 S.F.

ER CONTROL EASEMENT
REBY GRANTED

STORMWATER CONTROL EASEMENT
HEREBY GRANTED

SEE SHEET 10

[illegible]

LINCOLN PRAIRIE BY DEL WEBB

AURORA, ILLINOIS

PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.: JID
 PROJ. ASSOC.: PGA
 DRAWN BY: PGA
 DATE: 01/22/21
 SCALE: 1"=50'

SHEET
5 OF 13
 PULAUIL01

SHEET

F

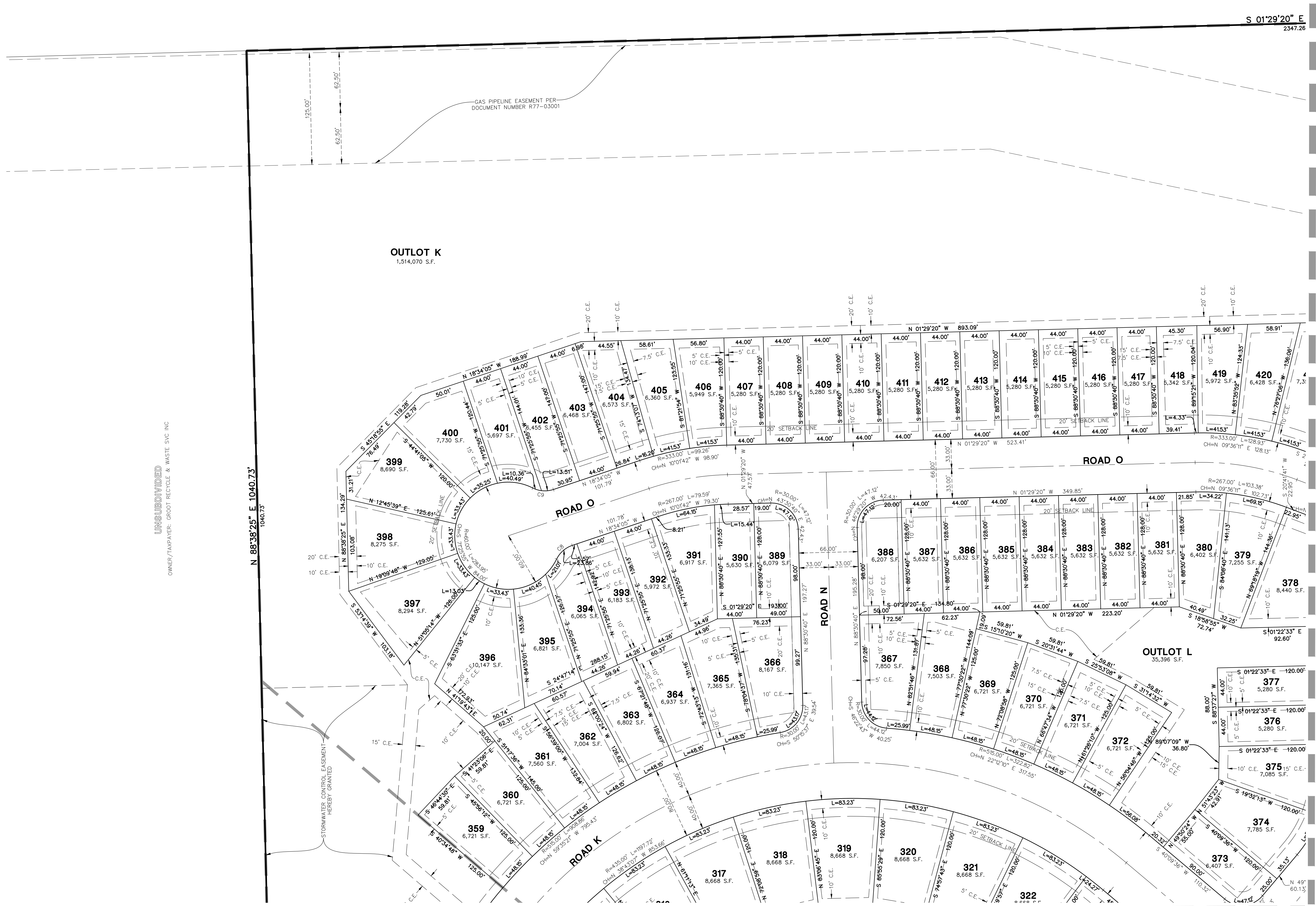
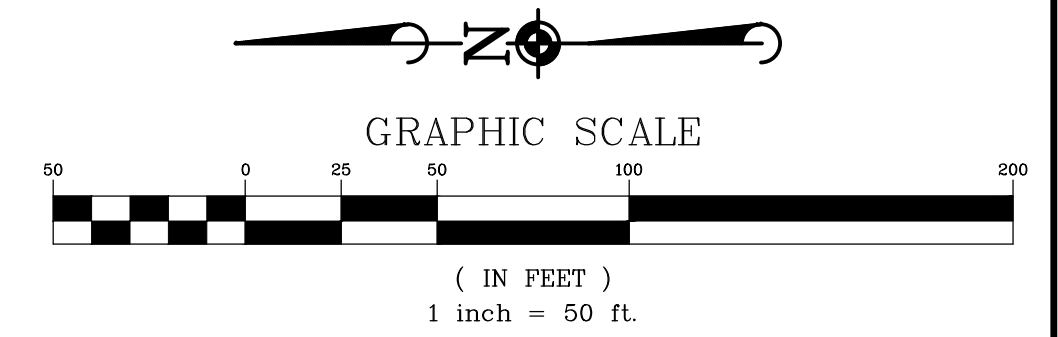
5 OF

0

PULAUILC

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C8	30.00'	23.86'	N41°21'17"W	23.24'
C9	30.00'	23.86'	S04°13'06"W	23.24'

PRELIMINARY PLAT
OF
LINCOLN PRAIRIE BY DEL WEBB



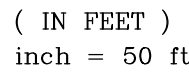
OF

SEE SHEET 3

SEE SHEET 2

SEE SHEET 13

SEE SHEET 12



—STORMWATER CONTROL EASEMENT
HEREBY GRANTED

WATER CONTROL EASEMENT
HEREBY GRANTED

Manhard
CONSULTING LTD.

On Queen's Park, 200, Lincolnton, N.C. 28059 818.677.850, 855.9 818.677.850, 0035
arch@manhard.com

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

INCORPORAIRIE BV DEI WEBB

AURORA, ILLINOIS

PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.: JJD
 PROJ. ASSOC.: PGA
 DRAWN BY: PGA
 DATE: 01/22/21
 SCALE: 1"=50'

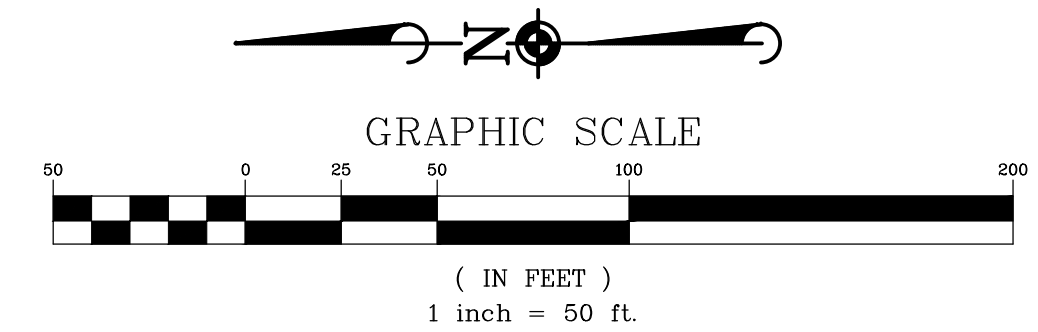
SHEET
7 OF 13
PULAUILO1

SHEET

7 OF 13

PULAUIL

PRELIMINARY PLAT
OF
LINCOLN PRAIRIE BY DEL WEBB



SEE SHEET 9



SEE SHEET 13

SEE SHEET 12

SEE SHEET 7



LINCOLN PRAIRIE BY DEL WEBB
AURORA, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.: JID
PROJ. ASSOC.: PGA
DRAWN BY: PGA
DATE: 01/22/21
SCALE: 1"=50'
SHEET
8 OF 13
PULAU101

OF



1 inch = 50 ft.

OUTLOT N
254.863 S.E.

UNSUBDIVIDED
OWNER/TAXPAYER: WHEATLAND PRAIRIE LAND

SEE SHEET 9

Manhard
CONSULTING LTD.

One Oaklawn Park, Suite 200 • Westborough, MA 01581 • 401/752-5500 • Fax: 401/752-0025
manhard.com

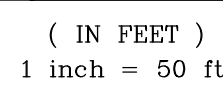
Civil Engineers • Surveyors • Water-Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.: JJD
 PROJ. ASSOC.: PGA
 DRAWN BY: PGA
 DATE: 01/22/21
 SCALE: 1"=50'

SHEET
10 OF 13
PULAUIL01

OF



OUTLOT K
1,514,070 S.F.

UNSUBDIVIDED

OUTLOT N
254,863 S.F.

SEE SHEET 10

[illegible]

Manhard
CONSULTING LTD.

One Quebec Point, Suite 2500, Lincolnshire, IL 60069 ph: 631.834.5590 fax: 631.834.0095 manhard.com

Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LINCOLN PRAIRIE BY DEL WEBB
AURORA, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.: JID
 PROJ. ASSOC.: PGA
 DRAWN BY: PGA
 DATE: 01/22/21
 SCALE: 1"=50'

SHEET

11 OF 13

PULAUIL01

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



SEE SHEET 8



LINCOLN PRAIRIE BY DEL WEBB

AURORA, ILLINOIS

PRELIMINARY PLAT OF SUBDIVISION

ROJ. MGR.: JID
ROJ. ASSOC.: PGA
DRAWN BY: PGA
DATE: 01/22/21
SCALE: 1"=50'

SHEET

13 OF 13
PULAUIL01

Manhard
CONSULTING LTD.

One Overlook Point, Suite 200, Lincolnville, IL 60894
Tel: 630.734.5550 Fax: 630.734.0055 mehel.com

Civil Engineers • Surveyors • Water Resources Engineers • Environmental Engineers

Manhard
CONSULTING LTD.

One Overlook Point, Suite 200, Liverpool, IL 60959
Tel: 847.834.5550 Fax: 847.834.0055 mehd.com

Civil Engineers • Surveyors • Water Resources Engineers • Environmental Engineers

EXHIBIT E
COMMERCIAL USES

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

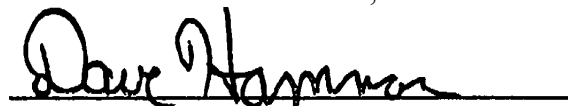
Re: Authorization Letter for: Approximately 520 acres on the SEC of Wolf's Crossing and Eola Road, East of Route 30, North of 111th Street in Aurora, Illinois

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

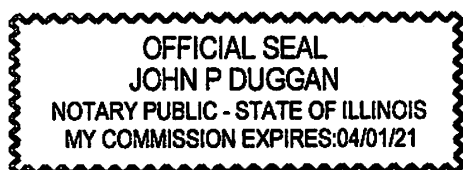
One of its Managers

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

Notary Signature: _____



(seal)



**LEGAL DESCRIPTION FOR
LINCOLN PRAIRIE PROPERTY
AURORA, ILLINOIS**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, NORTHWEST QUARTER OF SECTION 17, AND 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 NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 88 DEGREES 38 MINUTES 25 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1337.55 FEET TO A LINE BEING 1040.73 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LAND CONVEYED TO COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED MAY 24, 1926, AS DOCUMENT 394069; THENCE SOUTH 01 DEGREES 29 MINUTES 20 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 300.00 FEET TO A LINE BEING 300.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 38 MINUTES 25 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1040.73 FEET TO THE WEST LINE OF SAID LAND CONVEYED TO COMMONWEALTH EDISON COMPANY; THENCE SOUTH 01 DEGREES 29 MINUTES 20 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 2347.26 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 37 MINUTES 27 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2390.36 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 20 MINUTES 40 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 2643.96 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 43 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1386.14 FEET TO A RIGHT-OF-WAY TAKE PER LIS PENDENS CASE NO. 04 ED 04 RECORDED APRIL 13, 2012 AS DOCUMENT R2012040613 AND AS DESCRIBED IN DOCUMENT R2004031419; THENCE ALONG SAID RIGHT-OF-WAY TAKE FOR THE NEXT SEVEN (7) COURSES; (1) THENCE NORTH 01 DEGREES 16 MINUTES 44 SECONDS WEST, A DISTANCE OF 50.00 FEET; (2) THENCE SOUTH 88 DEGREES 43 MINUTES 16 SECONDS WEST, A DISTANCE OF 50.00 FEET; (3) THENCE NORTH 85 DEGREES 34 MINUTES 06 SECONDS WEST, A DISTANCE OF 100.50 FEET; (4) THENCE SOUTH 88 DEGREES 43 MINUTES 16 SECONDS WEST, A DISTANCE OF 150.00 FEET; (5) THENCE NORTH 74 DEGREES 32 MINUTES 45 SECONDS WEST, A DISTANCE OF 76.88 FEET; (6) THENCE NORTH 27 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF 775.00 FEET; (7) THENCE SOUTH 62 DEGREES 28 MINUTES 39 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30 PER DEDICATION OF RIGHT-OF-WAY RECORDED JUNE 14, 1923, AS DOCUMENTS 355964 AND 355965, AND PER PLAT OF DEDICATION RECORDED AS DOCUMENT NUMBER R2020116928; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR THE NEXT FOUR (4) COURSES; (1) THENCE NORTH 27 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF 2525.00 FEET; (2) THENCE NORTH 62 DEGREES 30 MINUTES 10 SECONDS EAST, A DISTANCE OF 30.00 FEET; (3) THENCE NORTH 27 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF 480.96 FEET; (4) THENCE NORTH 17 DEGREES 28 MINUTES 25 SECONDS EAST, A DISTANCE OF 28.65 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EOLA ROAD PER PLAT OF DEDICATION RECORDED AS DOCUMENT NUMBER R2020116928; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE FOR THE NEXT THREE (3) COURSES; (1) THENCE NORTH 62 DEGREES 28 MINUTES 58 SECONDS EAST, A DISTANCE OF 246.99 FEET TO A POINT OF CURVATURE; (2) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1090.00 FEET, AN ARC DISTANCE OF 1214.19 FEET, A CHORD BEARING NORTH 30 DEGREES 34 MINUTES 15 SECONDS EAST, AND A CHORD DISTANCE OF 1152.38 FEET TO A POINT OF TANGENCY; (3) THENCE NORTH 01 DEGREES 20 MINUTES 27 SECONDS WEST, A DISTANCE OF 278.34 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 33 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID EOLA ROAD, WHICH IS 100.00 FEET NORTHWEST OF AND PARALLEL WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE FOR THE NEXT THREE (3) COURSES; (1) THENCE SOUTH 01 DEGREES 20 MINUTES 27 SECONDS EAST, A DISTANCE OF 278.34 FEET TO A POINT OF CURVATURE; (2) THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 990.00 FEET, AN ARC DISTANCE OF 1102.79 FEET, A

**LEGAL DESCRIPTION FOR
LINCOLN PRAIRIE PROPERTY
AURORA, ILLINOIS**

CHORD BEARING SOUTH 30 DEGREES 34 MINUTES 15 SECONDS WEST, AND A CHORD DISTANCE OF 1046.66 FEET TO A POINT OF TANGENCY; (3) THENCE SOUTH 62 DEGREES 28 MINUTES 58 SECONDS WEST, A DISTANCE OF 247.16 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR THE NEXT FIVE (5) COURSES; (1) THENCE NORTH 72 DEGREES 34 MINUTES 32 SECONDS WEST, A DISTANCE OF 28.37 FEET; (2) THENCE NORTH 27 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF 761.46 FEET; (3) THENCE SOUTH 62 DEGREES 30 MINUTES 10 SECONDS WEST, A DISTANCE OF 30.00 FEET; (4) THENCE NORTH 27 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF 278.79 FEET TO A POINT OF CURVATURE; (5) THENCE NORTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 14353.60 FEET, AN ARC DISTANCE OF 447.57 FEET, A CHORD BEARING NORTH 28 DEGREES 24 MINUTES 36 SECONDS WEST, AND A CHORD DISTANCE OF 447.55 FEET TO THE NORTH LINE OF THE SOUTH 100 ACRES OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 88 DEGREES 43 MINUTES 16 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1534.23 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE NORTH 01 DEGREES 21 MINUTES 01 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 395.49 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 10 MINUTES 37 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 493.35 FEET; THENCE NORTH 01 DEGREES 26 MINUTES 12 SECONDS WEST, A DISTANCE OF 450.03 FEET TO A LINE BEING 450.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 89 DEGREES 10 MINUTES 37 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 83.49 FEET TO A LINE PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 14 MINUTES 29 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 679.11 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WOLF'S CROSSING ROAD PER PLAT OF DEDICATION RECORDED JULY 13, 2004 AS DOCUMENT R2004127818; THENCE NORTH 73 DEGREES 27 MINUTES 39 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1328.54 FEET TO A LINE BEING 791.22 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 18 MINUTES 50 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1489.01 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 10 MINUTES 37 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 791.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,048,697 SQUARE FEET (529.125 ACRES), MORE OR LESS.

**LEGAL DESCRIPTION FOR
LINCOLN PRAIRIE PROPERTY
(INCLUDING EOLA ROAD)
AURORA, ILLINOIS**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, NORTHWEST QUARTER OF SECTION 17, AND 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 NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 88 DEGREES 38 MINUTES 25 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1337.55 FEET TO A LINE BEING 1040.73 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LAND CONVEYED TO COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED MAY 24, 1926, AS DOCUMENT 394069; THENCE SOUTH 01 DEGREES 29 MINUTES 20 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 300.00 FEET TO A LINE BEING 300.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 38 MINUTES 25 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1040.73 FEET TO THE WEST LINE OF SAID LAND CONVEYED TO COMMONWEALTH EDISON COMPANY; THENCE SOUTH 01 DEGREES 29 MINUTES 20 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 2347.26 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 37 MINUTES 27 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2390.36 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 20 MINUTES 40 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 2643.96 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 43 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1386.14 FEET TO A RIGHT-OF-WAY TAKE PER LIS PENDENS CASE NO. 04 ED 04 RECORDED APRIL 13, 2012 AS DOCUMENT R2012040613 AND AS DESCRIBED IN DOCUMENT R2004031419; THENCE ALONG SAID RIGHT-OF-WAY TAKE FOR THE NEXT SEVEN (7) COURSES; (1) THENCE NORTH 01 DEGREES 16 MINUTES 44 SECONDS WEST, A DISTANCE OF 50.00 FEET; (2) THENCE SOUTH 88 DEGREES 43 MINUTES 16 SECONDS WEST, A DISTANCE OF 50.00 FEET; (3) THENCE NORTH 85 DEGREES 34 MINUTES 06 SECONDS WEST, A DISTANCE OF 100.50 FEET; (4) THENCE SOUTH 88 DEGREES 43 MINUTES 16 SECONDS WEST, A DISTANCE OF 150.00 FEET; (5) THENCE NORTH 74 DEGREES 32 MINUTES 45 SECONDS WEST, A DISTANCE OF 76.88 FEET; (6) THENCE NORTH 27 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF 775.00 FEET; (7) THENCE SOUTH 62 DEGREES 28 MINUTES 39 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30 PER DEDICATION OF RIGHT-OF-WAY RECORDED JUNE 14, 1923, AS DOCUMENTS 355964 AND 355965; THENCE NORTH 27 DEGREES 31 MINUTES 00 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 4186.51 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG SAID EAST RIGHT-OF-WAY LINE, BEING A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 14353.60 FEET, AN ARC DISTANCE OF 447.57 FEET, A CHORD BEARING NORTH 28 DEGREES 24 MINUTES 36 SECONDS WEST, AND A CHORD DISTANCE OF 447.55 FEET TO THE NORTH LINE OF THE SOUTH 100 ACRES OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 88 DEGREES 43 MINUTES 16 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1534.23 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE NORTH 01 DEGREES 21 MINUTES 01 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 395.49 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 10 MINUTES 37 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 493.35 FEET; THENCE NORTH 01 DEGREES 26 MINUTES 12 SECONDS WEST, A DISTANCE OF 450.03 FEET TO A LINE BEING 450.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 89 DEGREES 10 MINUTES 37 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 83.49 FEET TO A LINE PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 14 MINUTES 29 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 679.11 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WOLF'S CROSSING ROAD PER PLAT OF DEDICATION RECORDED JULY 13, 2004 AS DOCUMENT R2004127818; THENCE NORTH 73 DEGREES 27 MINUTES 39 SECONDS EAST, ALONG SAID

**LEGAL DESCRIPTION FOR
LINCOLN PRAIRIE PROPERTY
(INCLUDING EOLA ROAD)
AURORA, ILLINOIS**

SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1328.54 FEET TO A LINE BEING 791.22 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 18 MINUTES 50 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1489.01 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 10 MINUTES 37 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 791.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,260,993 SQUARE FEET (533.999 ACRES), MORE OR LESS.

PINS:

01-07-400-025
01-07-400-026
01-17-100-021
01-17-100-023
01-18-100-010
01-18-100-011
01-18-200-001
01-18-200-002
01-18-200-003
01-18-400-005
01-18-400-006