

# Land Use Petition

Project Number: 2021.017

## Subject Property Information

Address/Location: the southeast corner of Wolf's Crossing and Eola Road  
Parcel Number(s): 01-07-400-025; 01-07-400-026; 01-18-100-011; 01-18-200-001

## Petition Request(s)

Requesting approval of a Preliminary Plat for Lincoln Crossing Subdivision generally located at the southeast corner of Wolf's Crossing and Eola Road

Requesting approval of a Preliminary Plan for Lincoln Crossing Subdivision generally located at the southeast corner of Wolf's Crossing and Eola Road

## Attachments Required

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

Development Tables Excel Worksheet - digital only (1-0)	Fire Access Plan (2-6)	Preliminary Plan (2-8)
Contact Worksheet (1-5)	Preliminary Engineering Plans (2-16)	Preliminary Plat (2-9)
Filing Fee Worksheet (1-6)	Stormwater Permit Worksheet and Application (1-14)	
Qualifying Statement (2-1)	Stormwater Report (2-10)	
Plat of Survey (2-1)	Wetland Determination	
Legal Description (word and pdf) (2-1)	Drain Tile Survey	
Letter of Authorization (2-2)	Project Information Sheet	

## Petition Fee: \$2,720.50 (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 Authorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 1/22/2021

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

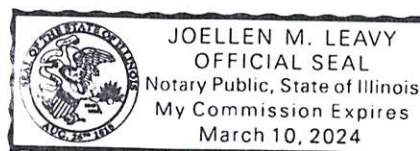
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

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

State of Illinois )  
 ) SS  
County of DuPage )

Joellen M. Leavy  
Notary Signature

## NOTARY PUBLIC SEAL



## Filing Fee Worksheet

**Project Number:** 2021.017

**Petitioner:** Pulte Home Company

**Number of Acres:** 61.30

**Number of Street Frontages:** 2.00

**Non-Profit** No

**Linear Feet of New Roadway:** 7827

**New Acres Subdivided (if applicable):** 61.30

**Area of site disturbance (acres):** 61.30

**Filling Fees Due at Land Use Petition:**

Request(s):	Preliminary Plan & Plat	\$ 2,720.50
		\$ -

**Total:** **\$2,720.50**

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

Verified By: Tracey Vacek

Date:

## Project Contact Information Sheet

**Project Number:** 2021.017

**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 CROSSING**

**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 Crossing 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 Preliminary Plan and Plat submitted herewith as **Exhibit B**.

Together with this Petition, Petitioner has submitted an application for the approval of Lincoln Prairie as shown on the General Land Use Plan attached hereto as **Exhibit C**. The 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.

In addition to the approval of Lincoln Prairie, Petitioner is seeking approval of a Preliminary Plan and Plat of Subdivision for Lincoln Crossing as shown on **Exhibit B**.

**BACKGROUND INFORMATION**

1. The Owner of the Lincoln Prairie 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 111<sup>th</sup> Street, and West of the Canadian National Railroad tracks.

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

- a. North: PDD in Aurora – Lakewood Valley Residential Subdivision.
- b. East: PDD in Aurora for industrial uses with vacant land (proposed Lincoln Prairie by Del Webb Subdivision); E-1 (Residential Rural) in Will County with Soccer Club and vacant land.
- c. South: PDD in Aurora vacant land for industrial uses (proposed Lincoln Prairie by Del Webb Subdivision and Flex Residential).
- d. West: PDD in Aurora with vacant land for industrial and commercial uses (proposed Flex Residential and Commercial uses); R-1 (One Family Dwelling) in Aurora with school and recreational uses; E-2 (Residential Estate) with residential uses in Will County.

5. Petitioner is under contract to purchase the Lincoln Prairie Property in a number of phases as shown on the General Land Use Plan at **Exhibit C**. Lincoln Crossing will be the first phase of the development of Lincoln Prairie.

### **QUALIFYING STATEMENT**

Pulte is seeking to develop Lincoln Prairie 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 based on the market at the time of development. For Lincoln Crossing, Pulte is seeking a Preliminary Plan and Plat of Subdivision.

### **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 B**. 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 for 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 and 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.

### **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 Crossing will provide traditional single-family detached residential uses, which will improve the public health, safety, morals, comfort, and general welfare of the City and surrounding areas. Lincoln Crossing will also improve the vacant Property and create consistency and security by providing a residential community. Therefore, Lincoln Crossing, in providing residential uses near 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 Lakewood Valley subdivision to the North; residential, and light industrial uses to the East; residential, vacant property, and schools to the West; and agricultural property to the South. The development of Lincoln Crossing as traditional single-family detached residential homes will not have a negative effect on the use or enjoyment of the other property in the general area. This traditional residential area will be adjacent to the Lakewood Valley subdivision to the north, and the proposed commercial uses to be located on US Route 30. 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 Preliminary Plan and Plat, 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.

*c. Property values within the neighborhood.*

Petitioner's development of the Property with single-family detached homes will not be a

detriment to the property values within the neighborhood nor will it alter the essential character of the neighborhood. Rather, Lincoln Crossing will preserve and increase property values by developing a property which has historically been vacant and underutilized. Lincoln Crossing 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 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 detached residential uses. Petitioner's proposed Preliminary Plan and Plat builds upon the existing residential character in the area and will promote compatibility between adjacent developments by introducing a complimentary residential development. Lincoln Crossing will encourage the orderly development of the surrounding property by developing a historically vacant parcel with detached 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 Owner defines its future development plans. Establishment of Lincoln Crossing, among other things, secures quiet residential districts compatible with the surrounding area to the north, 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 the Property. As mentioned above, two access points will serve Lincoln Crossing on Wolf's Crossing

and Eola Road. 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 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 Crossing via Wolf's Crossing Road and Eola Road. 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 Crossing 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 Crossing.

*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.

**WHEREFORE**, by reason of the foregoing, the undersigned Petitioner requests approval of a Preliminary Plan and Plat for Lincoln Crossing.

**[Signature to follow on the next page]**

RESPECTFULLY SUBMITTED this 22<sup>nd</sup> day of January, 2021

**PETITIONER:**

**PULTE HOME COMPANY, LLC**

A Michigan limited liability company

A handwritten signature in blue ink, appearing to read "Pete A. Blum", is written over a horizontal line.

Rosanova & Whitaker, Ltd.  
Attorney for the Petitioner

**EXHIBIT A**  
**LEGAL DESCRIPTION**

THAT PART OF SECTION 7 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 NORTHEAST QUARTER OF SAID SECTION 18; 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 1730.45 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 24 SECONDS WEST, A DISTANCE OF 506.84 FEET; THENCE SOUTH 54 DEGREES 13 MINUTES 08 SECONDS WEST, A DISTANCE OF 111.00 FEET; THENCE SOUTH 33 DEGREES 53 MINUTES 01 SECONDS WEST, A DISTANCE OF 109.18 FEET; THENCE SOUTH 12 DEGREES 24 MINUTES 37 SECONDS WEST, A DISTANCE OF 50.92 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 36 SECONDS EAST, A DISTANCE OF 163.77 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 840.00 FEET, AN ARC DISTANCE OF 75.70 FEET, A CHORD BEARING SOUTH 76 DEGREES 36 MINUTES 49 SECONDS WEST, AND A CHORD DISTANCE OF 75.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 74 DEGREES 01 MINUTES 55 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 78.05 FEET, A CHORD BEARING SOUTH 82 DEGREES 01 MINUTES 02 SECONDS WEST, AND A CHORD DISTANCE OF 77.79 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 161.67 FEET, A CHORD BEARING SOUTH 74 DEGREES 01 MINUTES 55 SECONDS WEST, AND A CHORD DISTANCE OF 159.58 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 78.05 FEET, A CHORD BEARING SOUTH 66 DEGREES 02 MINUTES 48 SECONDS WEST, AND A CHORD DISTANCE OF 77.79 FEET TO A POINT OF TANGENCY; THENCE SOUTH 74 DEGREES 01 MINUTES 55 SECONDS WEST 384.75 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 710.00 FEET, AN ARC DISTANCE OF 265.99 FEET, A CHORD BEARING SOUTH 84 DEGREES 45 MINUTES 51 SECONDS WEST, AND A CHORD DISTANCE OF 264.44 FEET TO A POINT OF TANGENCY; THENCE NORTH 84 DEGREES 30 MINUTES 12 SECONDS WEST 77.56 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 45.25 FEET, A CHORD BEARING NORTH 41 DEGREES 17 MINUTES 42 SECONDS WEST, AND A CHORD DISTANCE OF 41.08 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF EOLA ROAD PER DOCUMENT R20200116928; THENCE NORTHERLY, ALONG SAID EAST RIGHT-OF-WAY LINE, BEING A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1090.00 FEET, AN ARC DISTANCE OF 61.91 FEET, A CHORD BEARING NORTH 00 DEGREES 17 MINUTES 10 SECONDS EAST, AND A CHORD DISTANCE OF 61.90 FEET TO A POINT OF TANGENCY; THENCE

NORTH 01 DEGREES 20 MINUTES 27 SECONDS WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 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 WEST RIGHT OF WAY LINE OF SAID EOLA ROAD PER DOCUMENT R20200116928; THENCE NORTH 01 DEGREES 20 MINUTES 27 SECONDS WEST, A DISTANCE OF 50.54 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 16 SECONDS EAST, A DISTANCE OF 42.80 FEET TO A POINT ON 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 POINT OF BEGINNING.

CONTAINING 2,748,719 SQUARE FEET (63.102 ACRES), MORE OR LESS

PINS: 01-07-400-025; 01-07-400-026; 01-18-100-011; 01-18-200-001

COMMONLY KNOWN AS: South of Wolf's Crossing, East of Eola Road

**EXHIBIT B**  
**LINCOLN CROSSING PRELIMINARY PLAN AND PLAT**





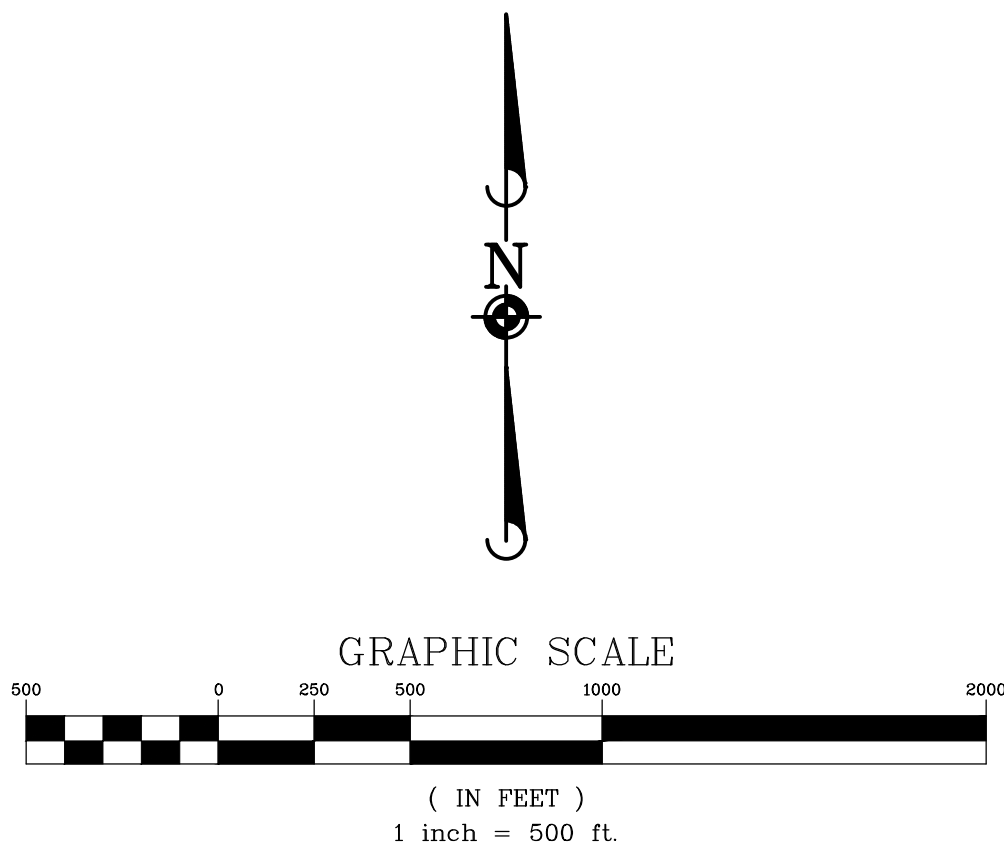
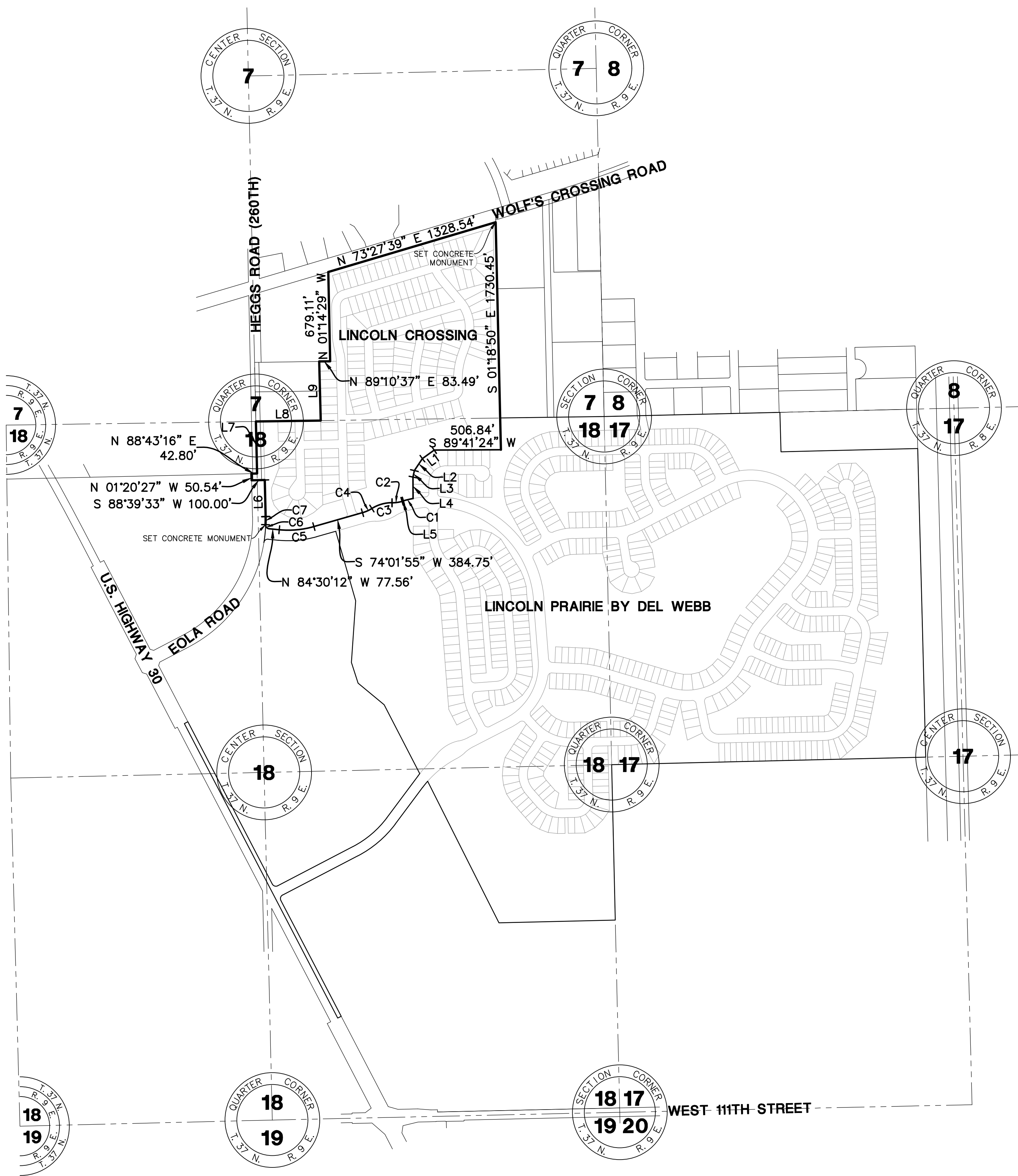


BEING A SUBDIVISION OF THAT PART OF SECTION 7 AND 18 TOWNSHIP 37 NORTH, RANGE 9,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

**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)

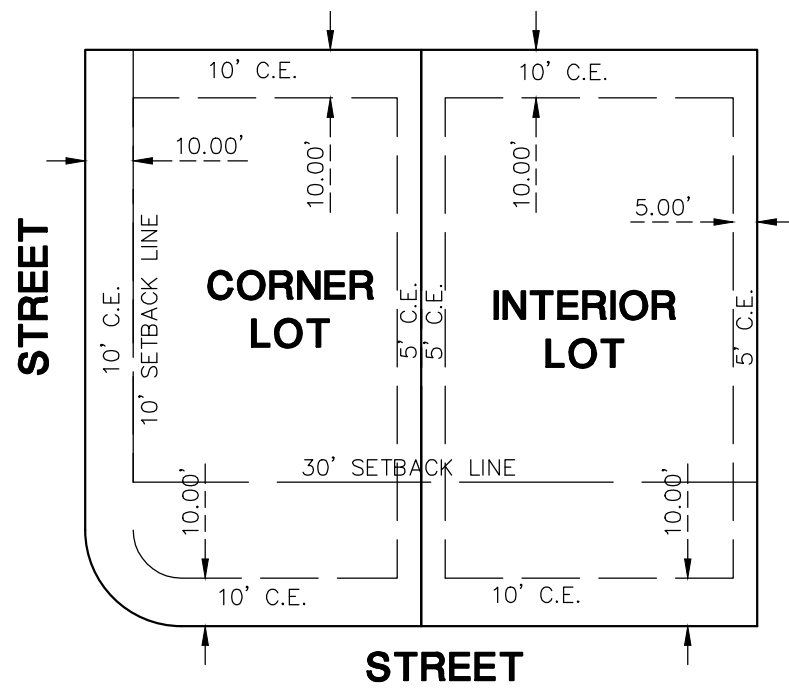
## LOT TYPES

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.

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**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'

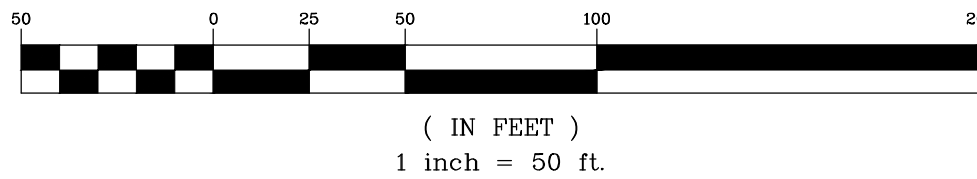
**SHEET**  
**1 OF 4**  
**PULAUIL01**

January 21, 2021 - 18:41 Dwg Name: P:\Pulaui\01\dwg\Surf\Final Drawings\Plot of Subdivision\Plot of Subdivision\01-Q2-PULAUI\01-PR-PULTE.dwg Updated By: idunham

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°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'

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



INSUBDIVIDED  
OWNER/TAXPAYER:  
DENIAMIN BARSEMA

INSUBDIVIDED  
OWNER/TAXPAYER:  
VALLEY VENTURES INC

**Manhard**  
CONSULTING LTD

One Devon Port, Suite 200, Liverpool, L 60 6BS  
Tel: 0151 475 5500 Fax: 0151 475 0295  
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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
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**LINCOLN CROSSING SUBDIVISION**

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**AURORA, ILLINOIS**

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**PRELIMINARY PLAT OF SUBDIVISION**

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

SHEET  
**2** OF **4**  
PULAUJL01

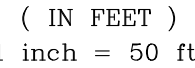
**SEE SHEET 3**





## OF

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	57.00'	74.32'	S36°06'35"W	69.16'
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201 Quaker Pike, Suite 202, Lincolnton, IL 60069 ph 708.250.0000 fax 708.250.0001  
www.manhard.com

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 C**  
**GENERAL LAND USE PLAN**

January 20, 2021

From: Lincoln Prairie Aurora LLC

6275 State Route 71

Oswego, IL 60543

Phone: 630-330-9317

Email: [laurahamman@comcast.net](mailto:laurahamman@comcast.net); [daveh.hhstone@gmail.com](mailto:daveh.hhstone@gmail.com); [joehamman0105@gmail.com](mailto:joehamman0105@gmail.com)  
[dugganjpd@aol.com](mailto: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](mailto: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 111<sup>th</sup> 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

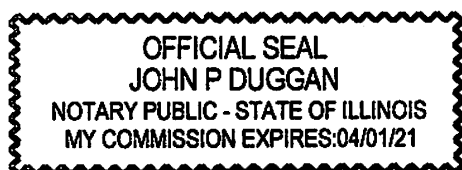
One of its Managers

Subscribed and sworn to before me this 20<sup>th</sup> day of January, 2021.

Notary Signature: \_\_\_\_\_



(seal)





**LEGAL DESCRIPTION FOR  
LINCOLN CROSSING SUBDIVISION  
AURORA, ILLINOIS**

THAT PART OF SECTION 7 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 NORTHEAST QUARTER OF SAID SECTION 18; 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 1730.45 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 24 SECONDS WEST, A DISTANCE OF 506.84 FEET; THENCE SOUTH 54 DEGREES 13 MINUTES 08 SECONDS WEST, A DISTANCE OF 111.00 FEET; THENCE SOUTH 33 DEGREES 53 MINUTES 01 SECONDS WEST, A DISTANCE OF 109.18 FEET; THENCE SOUTH 12 DEGREES 24 MINUTES 37 SECONDS WEST, A DISTANCE OF 50.92 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 36 SECONDS EAST, A DISTANCE OF 163.77 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 840.00 FEET, AN ARC DISTANCE OF 75.70 FEET, A CHORD BEARING SOUTH 76 DEGREES 36 MINUTES 49 SECONDS WEST, AND A CHORD DISTANCE OF 75.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 74 DEGREES 01 MINUTES 55 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 78.05 FEET, A CHORD BEARING SOUTH 82 DEGREES 01 MINUTES 02 SECONDS WEST, AND A CHORD DISTANCE OF 77.79 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 161.67 FEET, A CHORD BEARING SOUTH 74 DEGREES 01 MINUTES 55 SECONDS WEST, AND A CHORD DISTANCE OF 159.58 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 78.05 FEET, A CHORD BEARING SOUTH 66 DEGREES 02 MINUTES 48 SECONDS WEST, AND A CHORD DISTANCE OF 77.79 FEET TO A POINT OF TANGENCY; THENCE SOUTH 74 DEGREES 01 MINUTES 55 SECONDS WEST 384.75 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 710.00 FEET, AN ARC DISTANCE OF 265.99 FEET, A CHORD BEARING SOUTH 84 DEGREES 45 MINUTES 51 SECONDS WEST, AND A CHORD DISTANCE OF 264.44 FEET TO A POINT OF TANGENCY; THENCE NORTH 84 DEGREES 30 MINUTES 12 SECONDS WEST 77.56 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 45.25 FEET, A CHORD BEARING NORTH 41 DEGREES 17 MINUTES 42 SECONDS WEST, AND A CHORD DISTANCE OF 41.08 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF EOLA ROAD PER DOCUMENT R20200116928; THENCE NORTHERLY, ALONG SAID EAST RIGHT-OF-WAY LINE, BEING A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1090.00 FEET, AN ARC DISTANCE OF 61.91 FEET, A CHORD BEARING NORTH 00 DEGREES 17 MINUTES 10 SECONDS EAST, AND A CHORD DISTANCE OF 61.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 20 MINUTES 27 SECONDS WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 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 WEST RIGHT OF WAY LINE OF SAID EOLA ROAD PER DOCUMENT R20200116928; THENCE NORTH 01 DEGREES 20 MINUTES 27

**LEGAL DESCRIPTION FOR  
LINCOLN CROSSING SUBDIVISION  
AURORA, ILLINOIS**

SECONDS WEST, A DISTANCE OF 50.54 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 16 SECONDS EAST, A DISTANCE OF 42.80 FEET TO A POINT ON 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 POINT OF BEGINNING.

CONTAINING 2,748,719 SQUARE FEET (63.102 ACRES), MORE OR LESS