

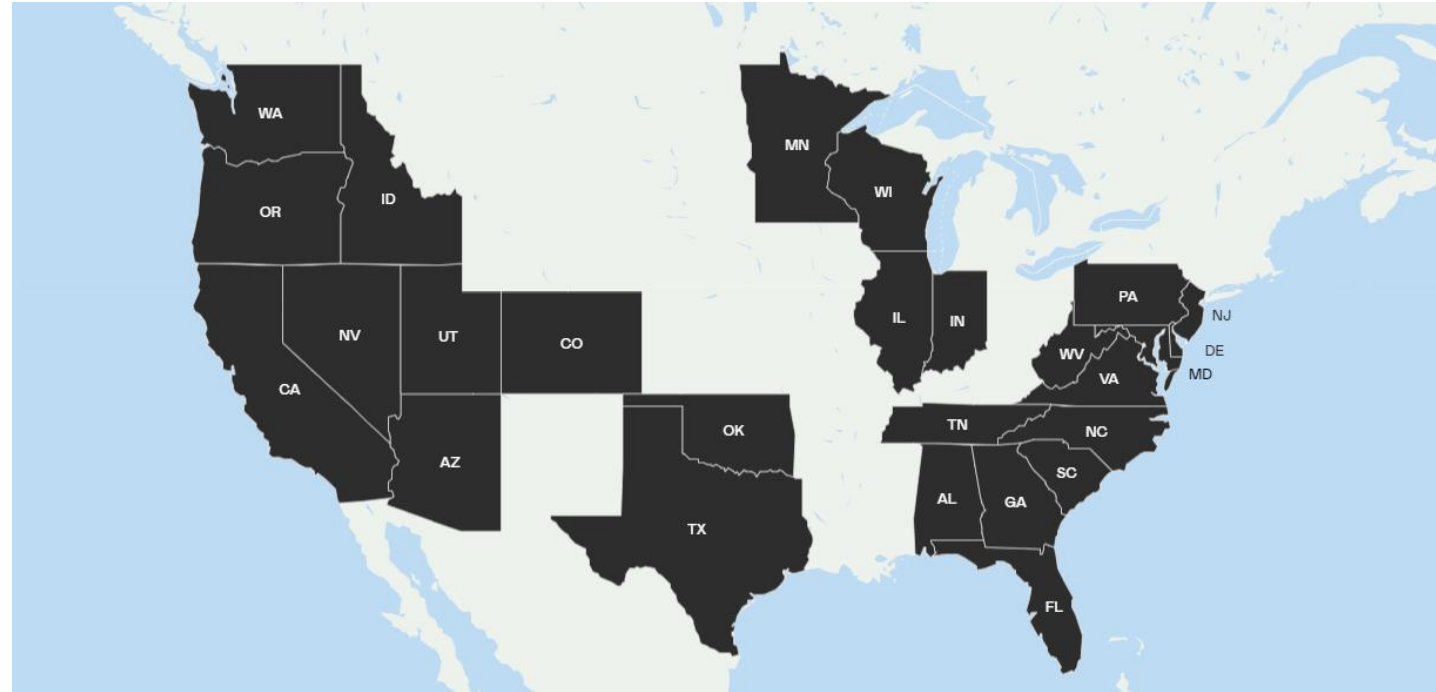
Prairie Meadows

City of Aurora
Planning & Zoning Commission

December 6, 2023

LENNAR OVERVIEW

- Building homes since 1954
- 2nd Largest US builder by revenue and closings in 2022
- Operate in 41 US Markets
- Built 1150 Chicago Area Homes in 2022
- 41 current communities in Illinois, NW Indiana, and southern Wisconsin.
- In-house mortgage and title companies that simplify the home buying process



*Over 1,100,000
Homes Built*

CURRENT LENNAR COMMUNITIES

NEARBY COMMUNITIES

Liberty Meadows - Aurora

Naperville Crossing - Naperville

Creekside Crossing - Plainfield

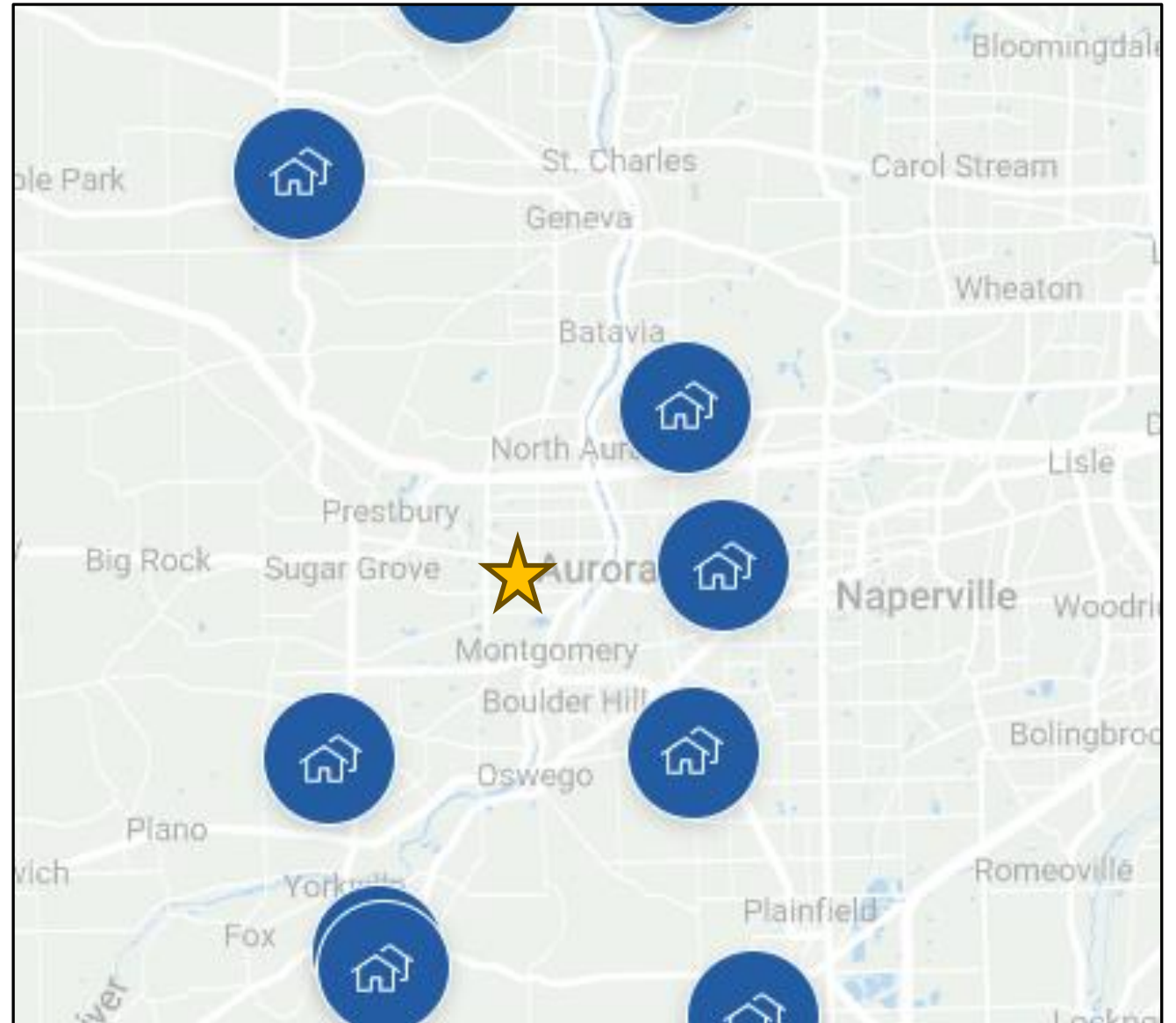
Hudson Point - Oswego

Raintree - Yorkville

Caledonia - Yorkville

Greywall Club - Joliet

Prairie Commons - Batavia



Location & Current Zoning

Property Zoning:

R-1 One Family Dwelling District

Surrounding Zoning:

North:

R-1 One Family Dwelling District, with single-family residential use, and the Comprehensive Plan designates the property as low density residential

South:

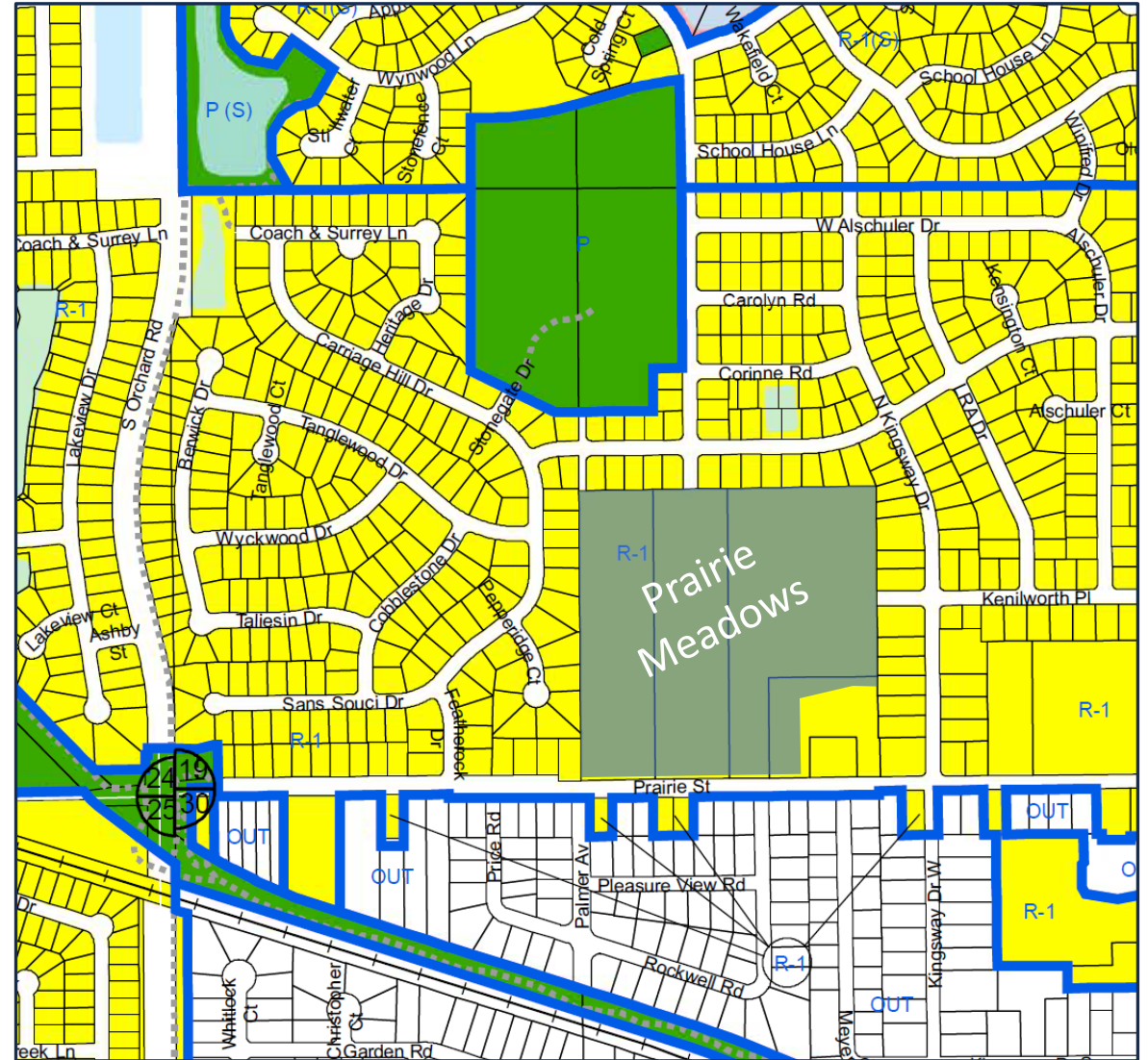
R-1 One Family Dwelling District and Kane County F, Farming, with single-family residential use, and the Comprehensive Plan designates the property as low density residential

East:

R-1 One Family Dwelling District, with single-family residential use, and the Comprehensive Plan designates the property as low density residential

West:

R-1 One Family Dwelling District, with single-family residential use, and the Comprehensive Plan designates the property as low density residential



Prairie Meadows Community



SAMPLE LANDSCAPE BUFFER



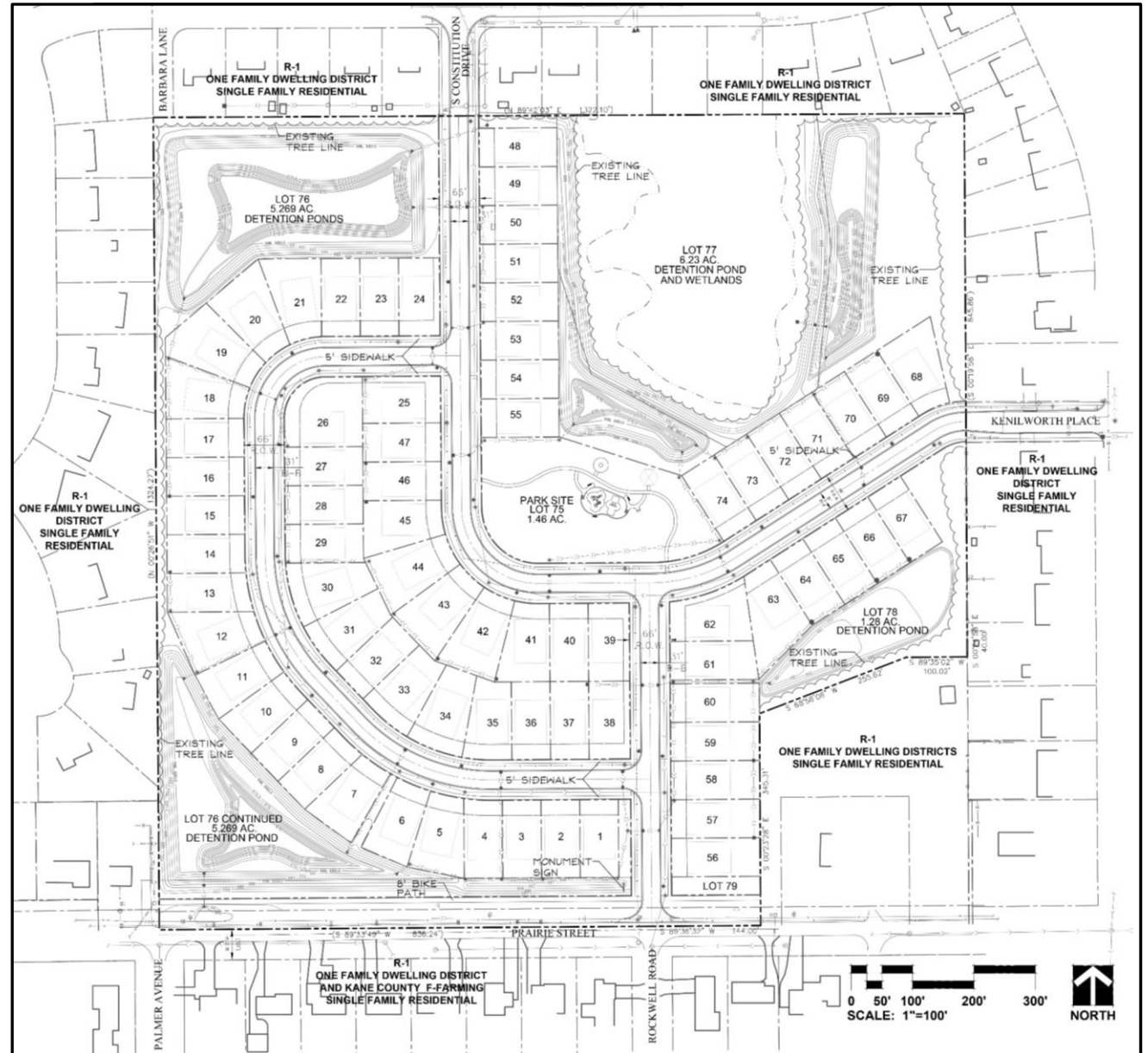
SAMPLE ENTRANCE MONUMENT



NATURALIZED STORMWATER DETENTION

Prairie Meadows Community Information

- Total Site Size: 37± acres
- Proposed Residential R-1(C): 21.42± acres
- Proposed Open Space OS-1(C): 14.12± acres
- Proposed Open Space OS-2(C): 1.46± acres
- Home Type: Age-Targeted Residential Homes
- Total Number of Homes: 74
- Minimum Homesite: 63' wide x 127' deep
- Mowing & Snow Removal for Homes Included
- Setbacks:
 - 25' Front
 - 30' Rear
 - 6' Side
 - 10' Corner Side
- Gross Density: 2.0± Dwelling Units per Acre
(Low Density Residential: 2-5 DU/Ac)



Preliminary Lot 75 Park Amenities



PLAYGROUND



PICNIC SHELTER

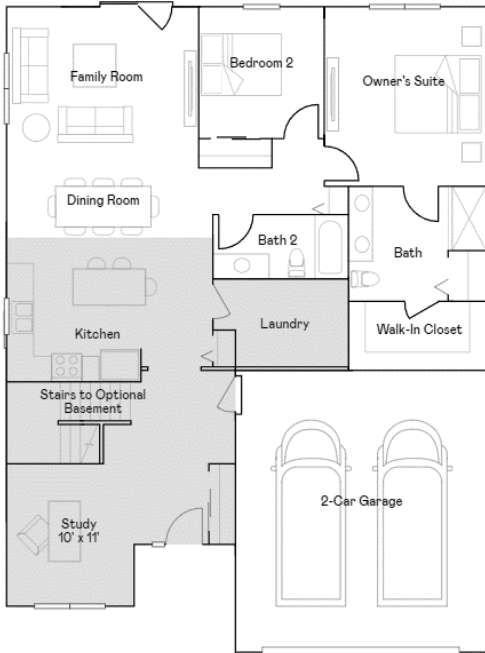


FIRE PIT



NAPA

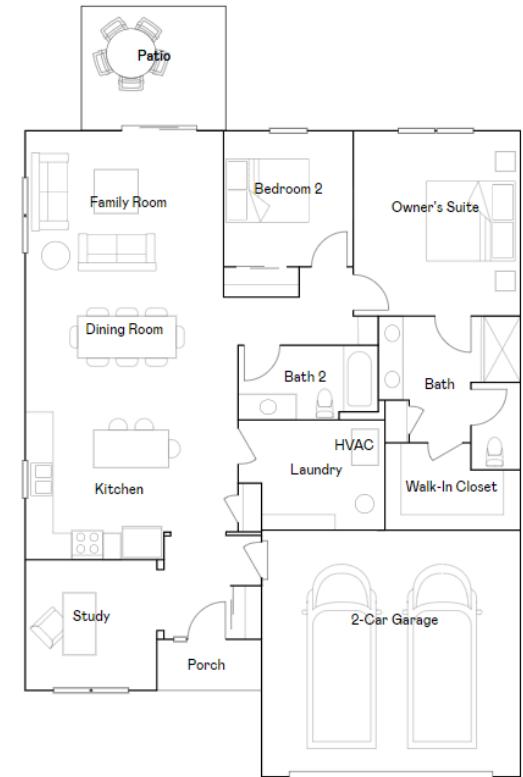
1428 -1527 sq. ft. 2 Bedrooms 2 Baths 2 – Car Garage Ranch Style



Basement



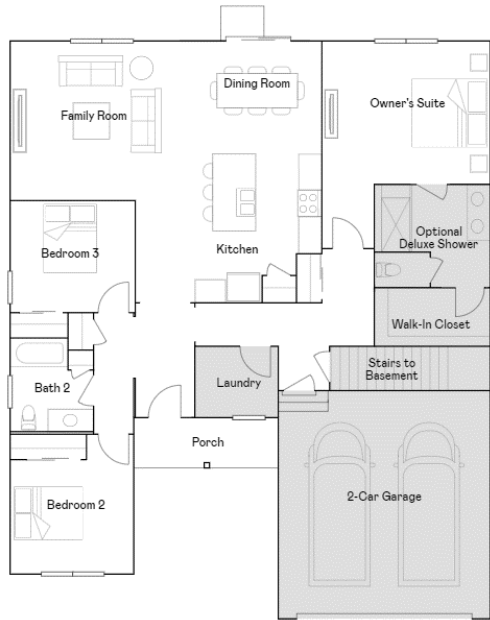
Model C



No Basement
(To Include 4' Garage Extension)

Rutherford

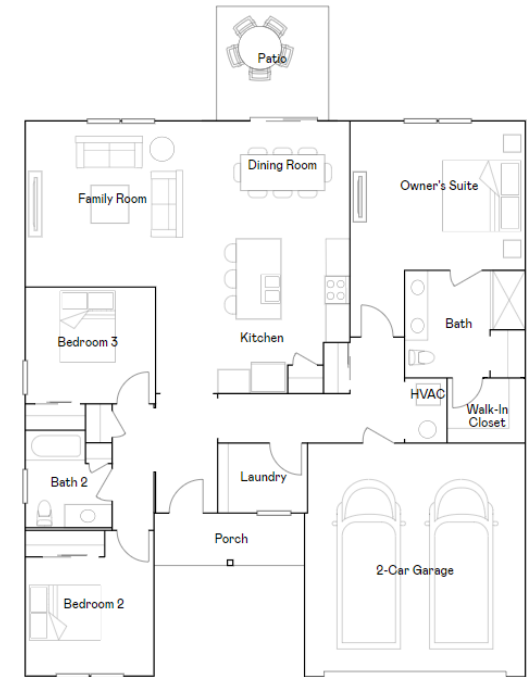
1649 - 1748 sq. ft. 3 Bedrooms 2 Baths 2 – Car Garage Ranch Style



Basement



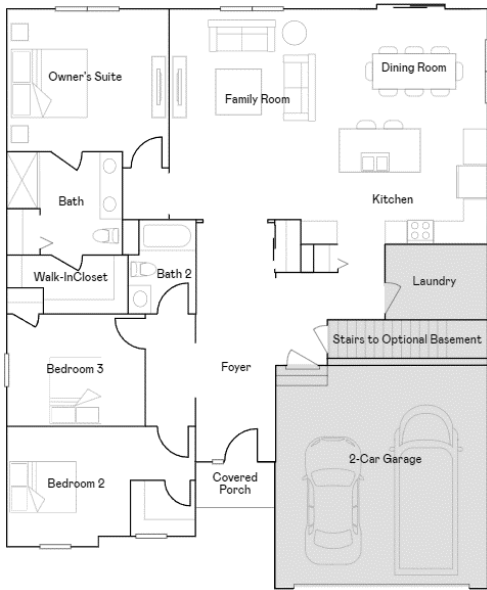
Model C



No Basement
(To Include 4' Garage Extension)

Sienna

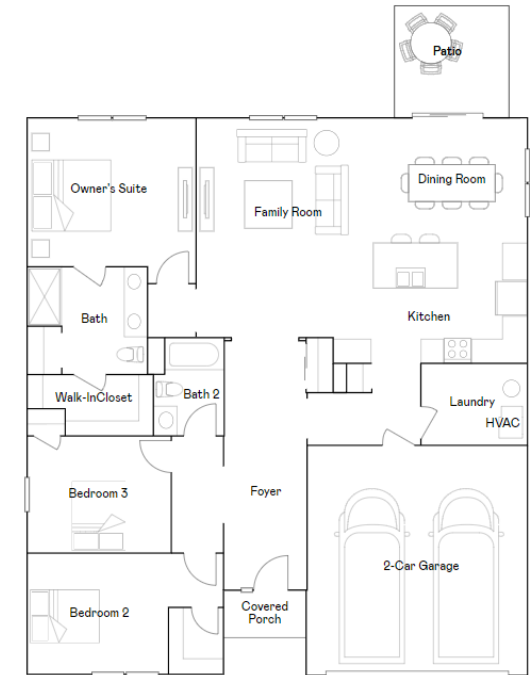
1792- 1891 sq. ft. 3 Bedrooms 2 Baths 2 – Car Garage Ranch Style



Basement



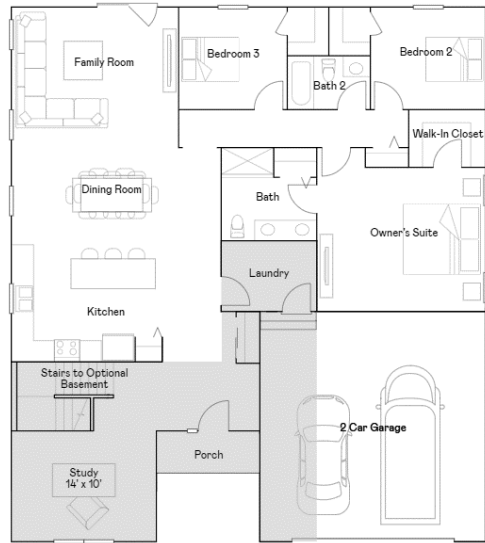
Model C



No Basement
(To Include 4' Garage Extension)

Sonoma

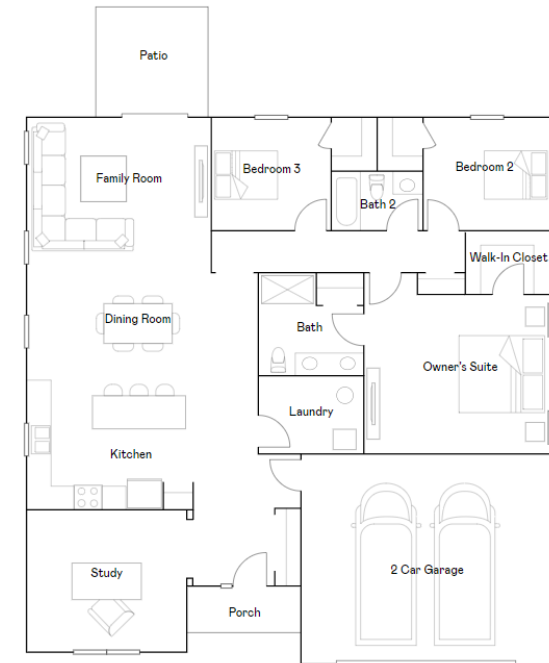
1880 - 2002 sq. ft. 3 Bedrooms 2 Baths 2 – Car Garage Ranch Style



Basement



Model C



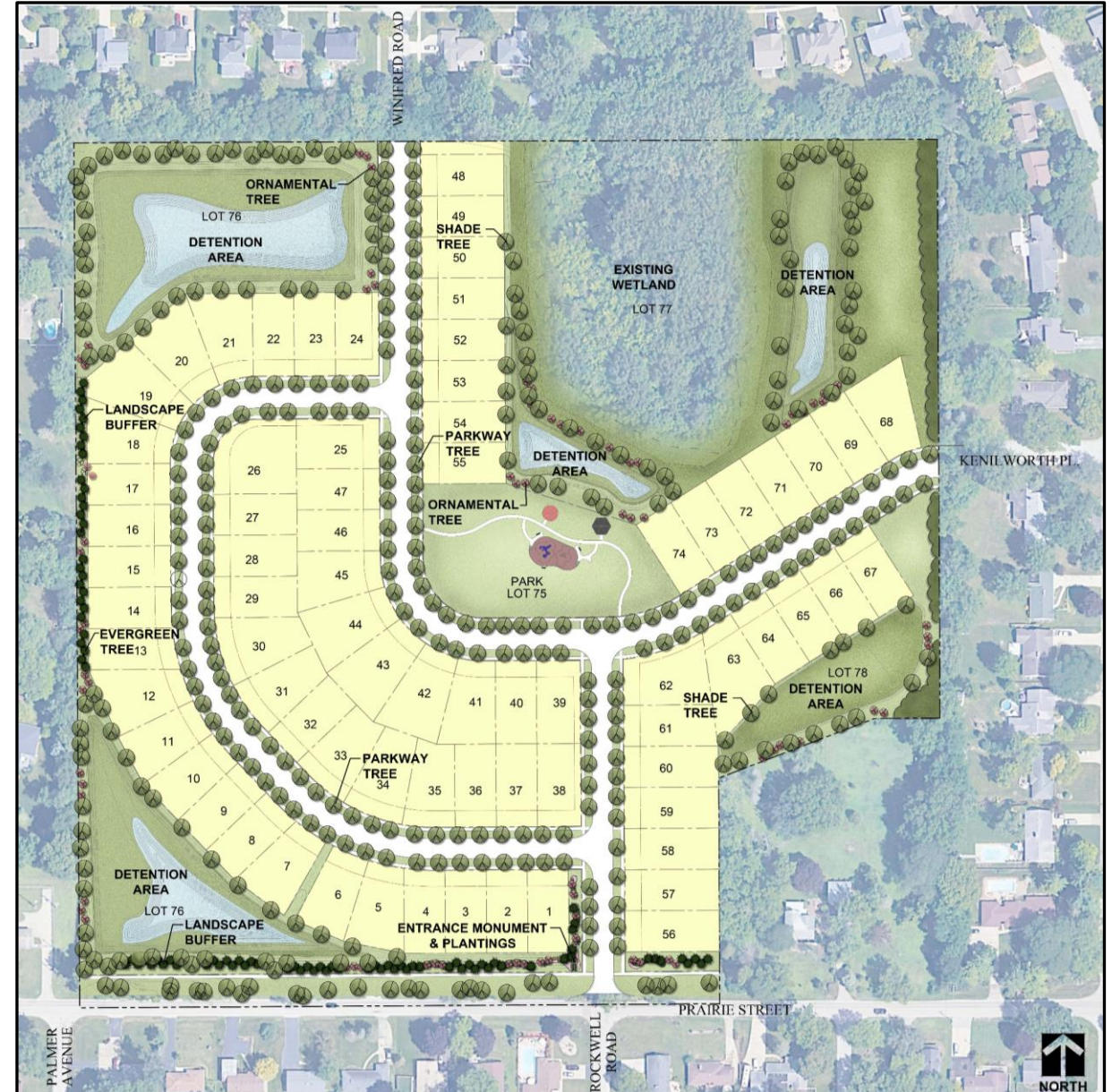
No Basement
(To Include 4' Garage Extension)

ANDARE HOMES - EXMPLE INTERIORS

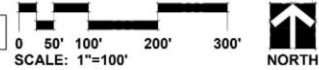
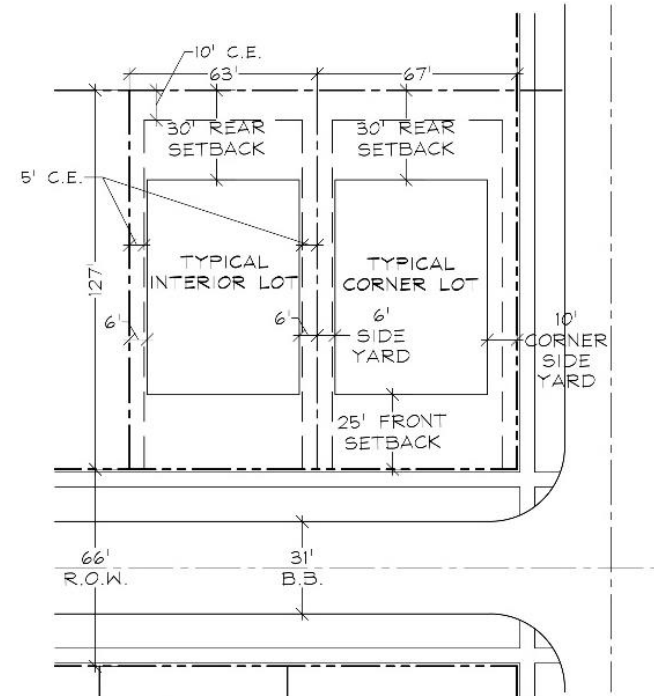
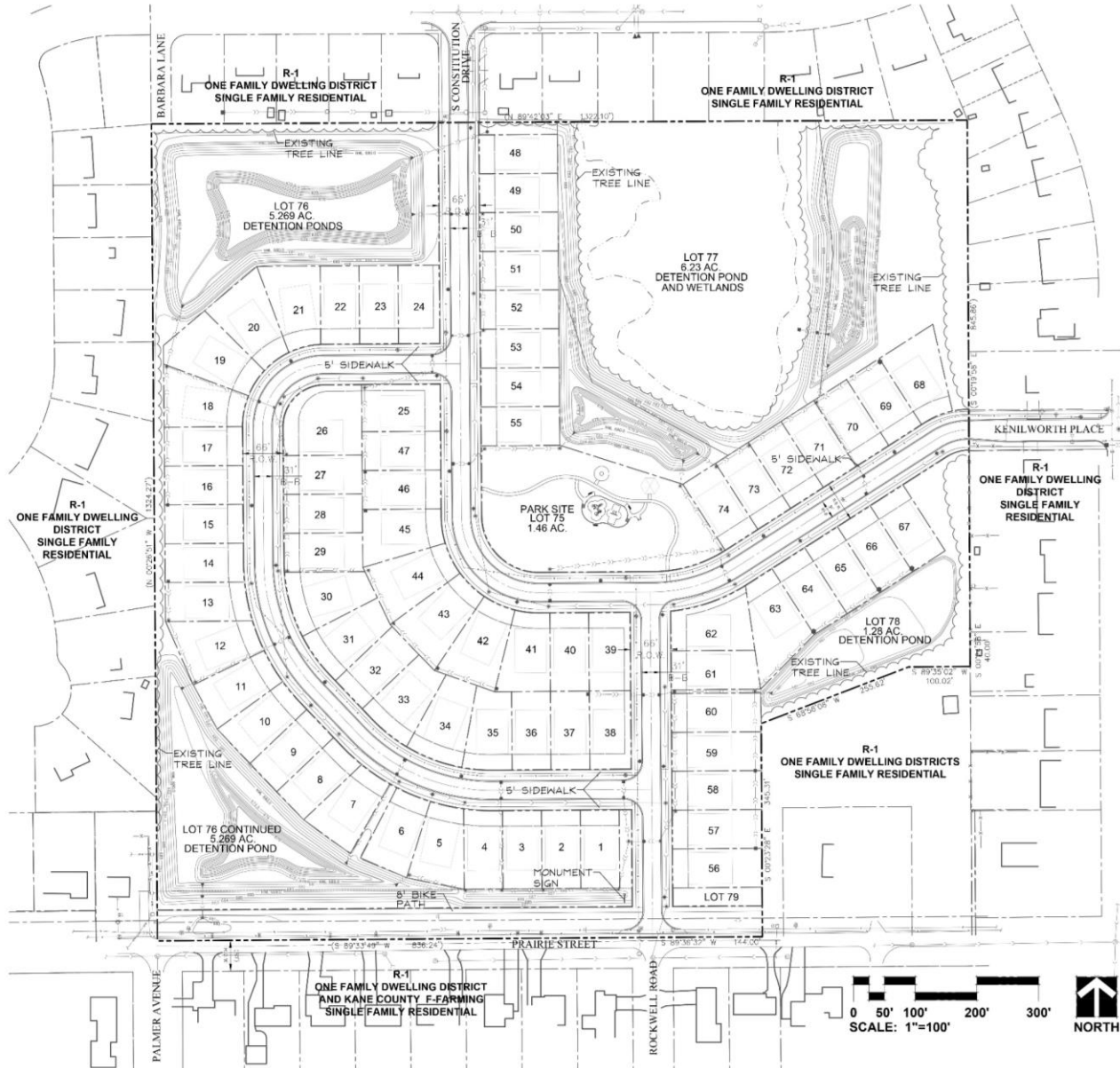


Thank you!

We look forward to
Prairie Meadows
being Aurora's Next
New Neighborhood



PRELIMINARY SITE PLAN



ANDARE HOME ELEVATIONS

LENNAR



NAPA "A"



RUTHERFORD "A"



SIENA "A"



SONOMA "A"



NAPA "B"



RUTHERFORD "B"



SIENA "B"



SONOMA "B"



NAPA "C"



RUTHERFORD "C"



SIENA "C"



SONOMA "C"