

Prairie Meadows

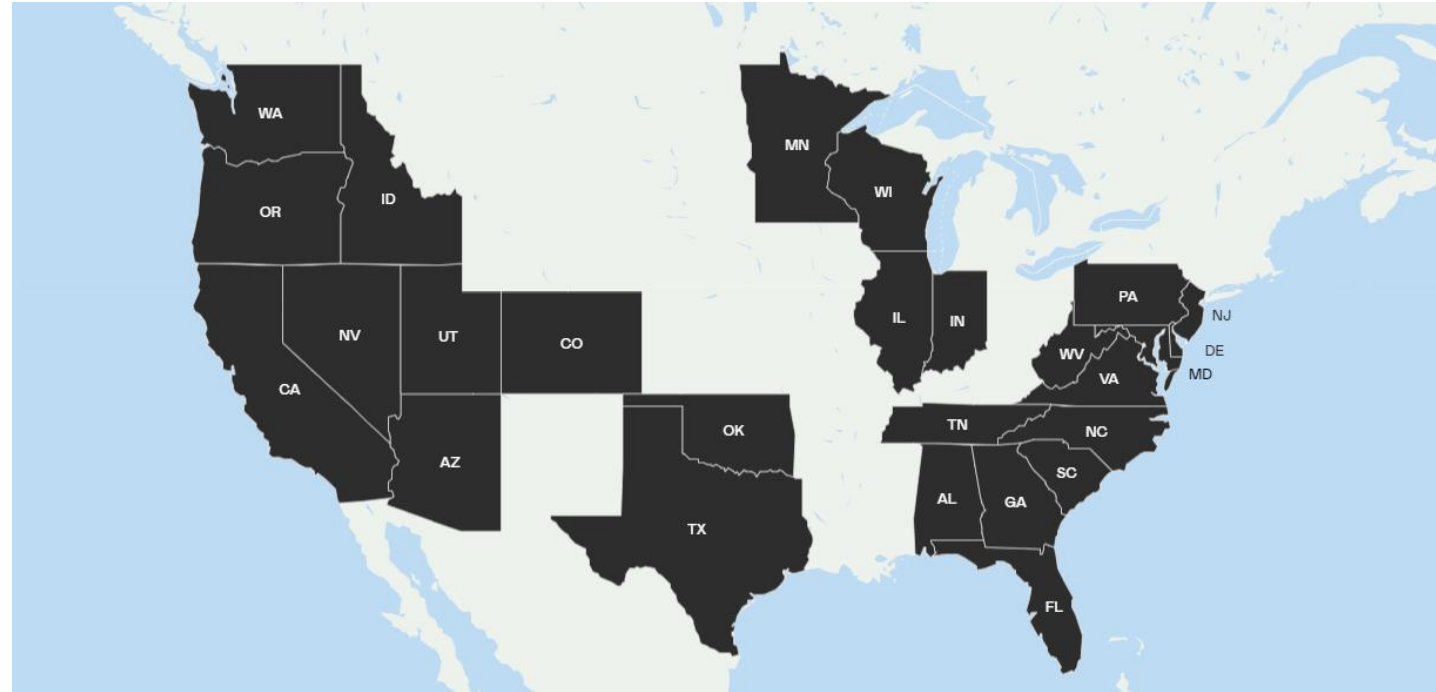
City of Aurora
Planning & Zoning Commission

May 8, 2024

LENNAR Overview



- Building homes since 1954
- Operate in 41 US Markets
- Plan to exceed 80,000 homes built nationwide in 2024
- Construction of 1725 homes planned for the Chicago area this year
- 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*

Prairie Meadows Location & Zoning

Prairie Meadows Zoning:

R-1(C) One Family Dwelling District

OS-2(C) Open Space & Recreation 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:

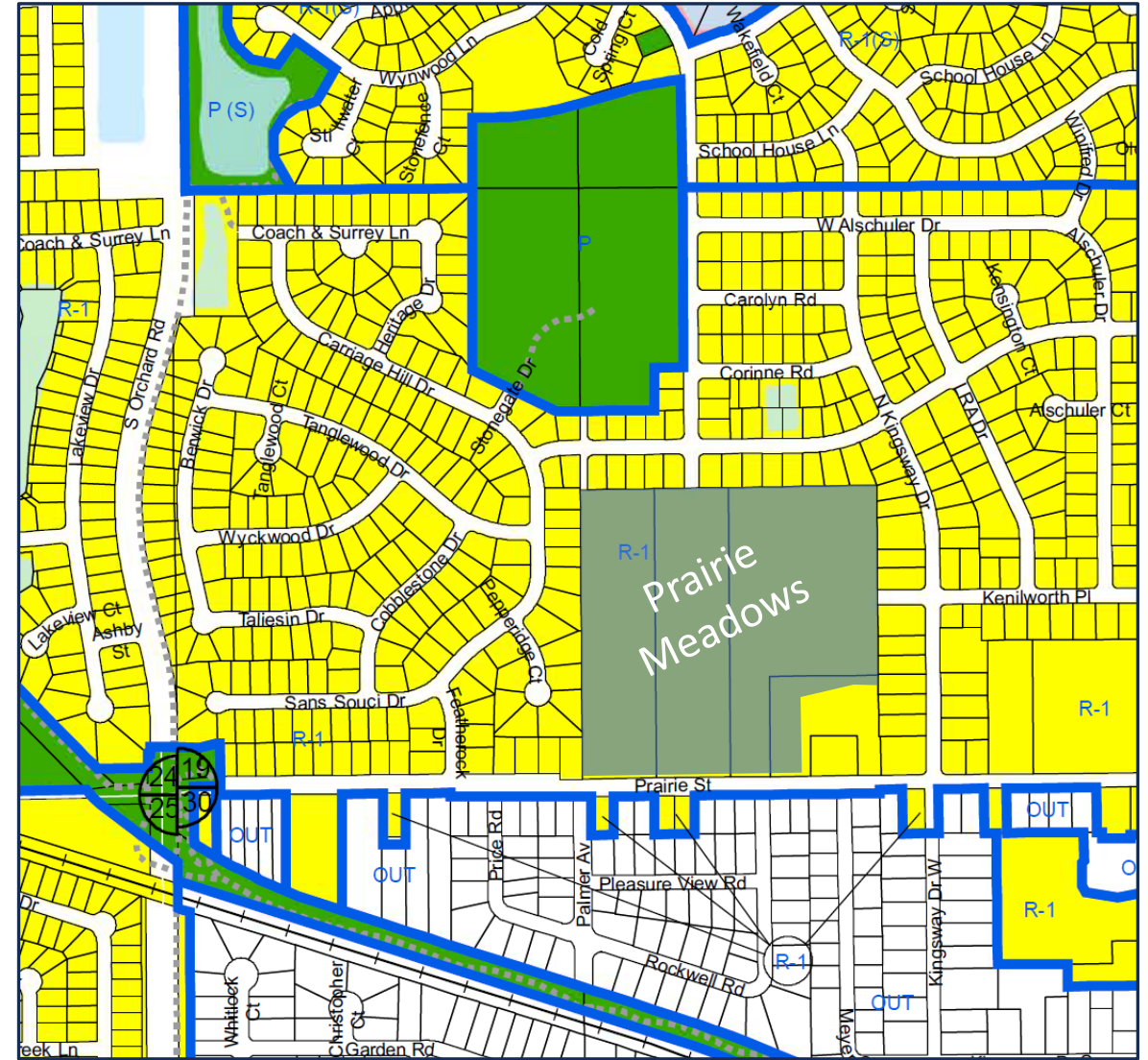
R-1 One Family Dwelling District and Kane County F, Farming, with single-family residential use, and the Comprehensive Plan designates the property as low density residential

East:

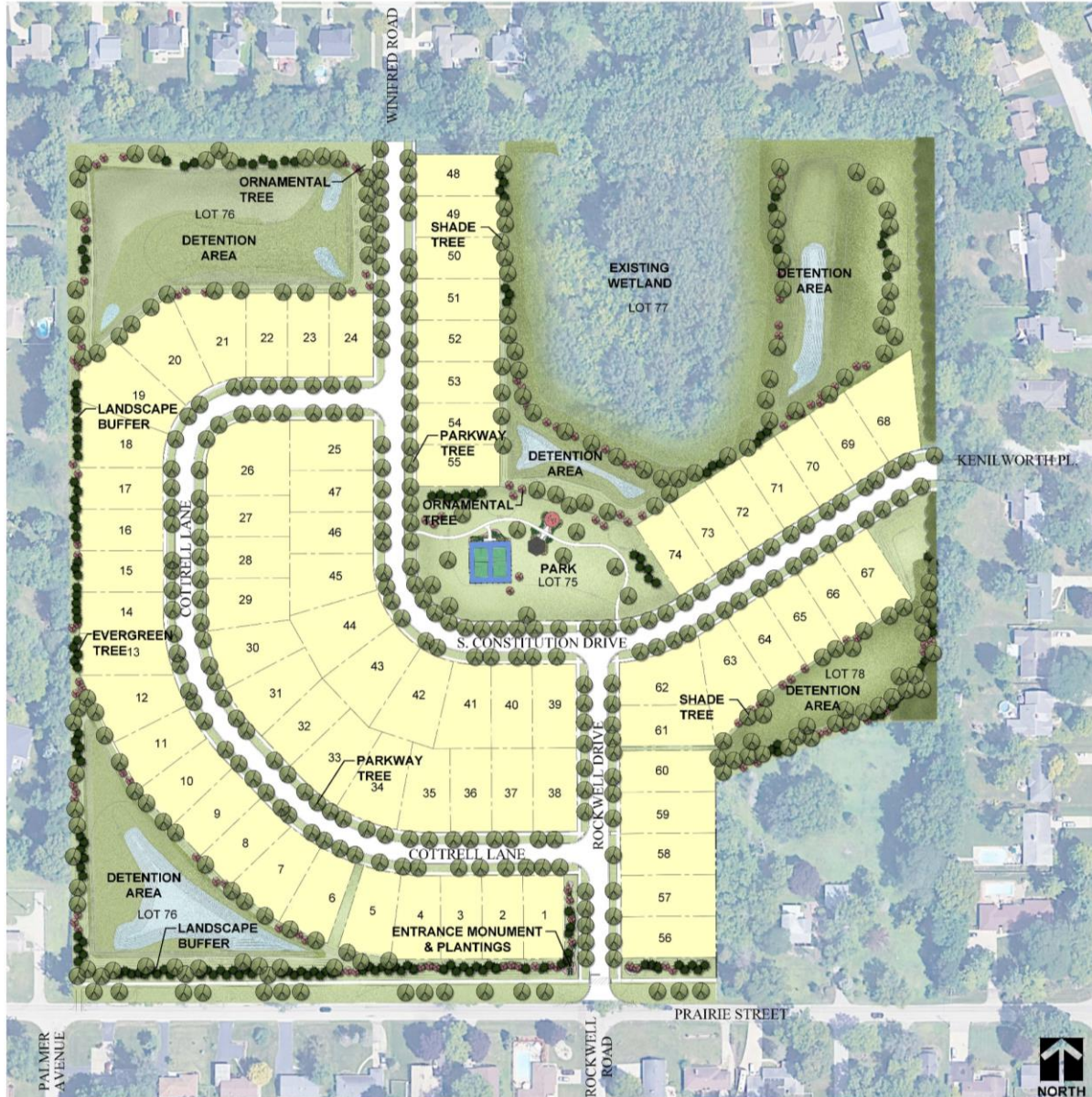
R-1 One Family Dwelling District, with single-family residential use, and the Comprehensive Plan designates the property as low density residential

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



PROPOSED ENTRANCE MONUMENT



NATURALIZED STORMWATER DETENTION

Preliminary Lot 75 Park Amenities



PICKLEBALL COURT



PICNIC SHELTER



SEATING AREA

Andare Age-Targeted Homes

LENNAR



Napa

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



NAPA "A"
FRONT ELEVATION

SCALE: 3/8"=1'-0"



NAPA "B"
FRONT ELEVATION

SCALE: 3/8"=1'-0"



NAPA "C"
FRONT ELEVATION

SCALE: 3/8"=1'-0"



Rutherford

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



RUTHERFORD "A"
FRONT ELEVATION

SCALE: 3/8"=1'-0"



RUTHERFORD "B"
FRONT ELEVATION

SCALE: 3/8"=1'-0"



RUTHERFORD "C"
FRONT ELEVATION

SCALE: 3/8"=1'-0"



Sienna

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



SIENA "A"
FRONT ELEVATION

SCALE: 3/8"=1'-0"



SIENA "B"
FRONT ELEVATION

SCALE: 3/8"=1'-0"



SIENA "C"
FRONT ELEVATION

SCALE: 3/8"=1'-0"



Sonoma

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



SONOMA "A"
FRONT ELEVATION

SCALE: 3/8"=1'-0"



SONOMA "B"
FRONT ELEVATION

SCALE: 3/8"=1'-0"



SONOMA "C"
FRONT ELEVATION

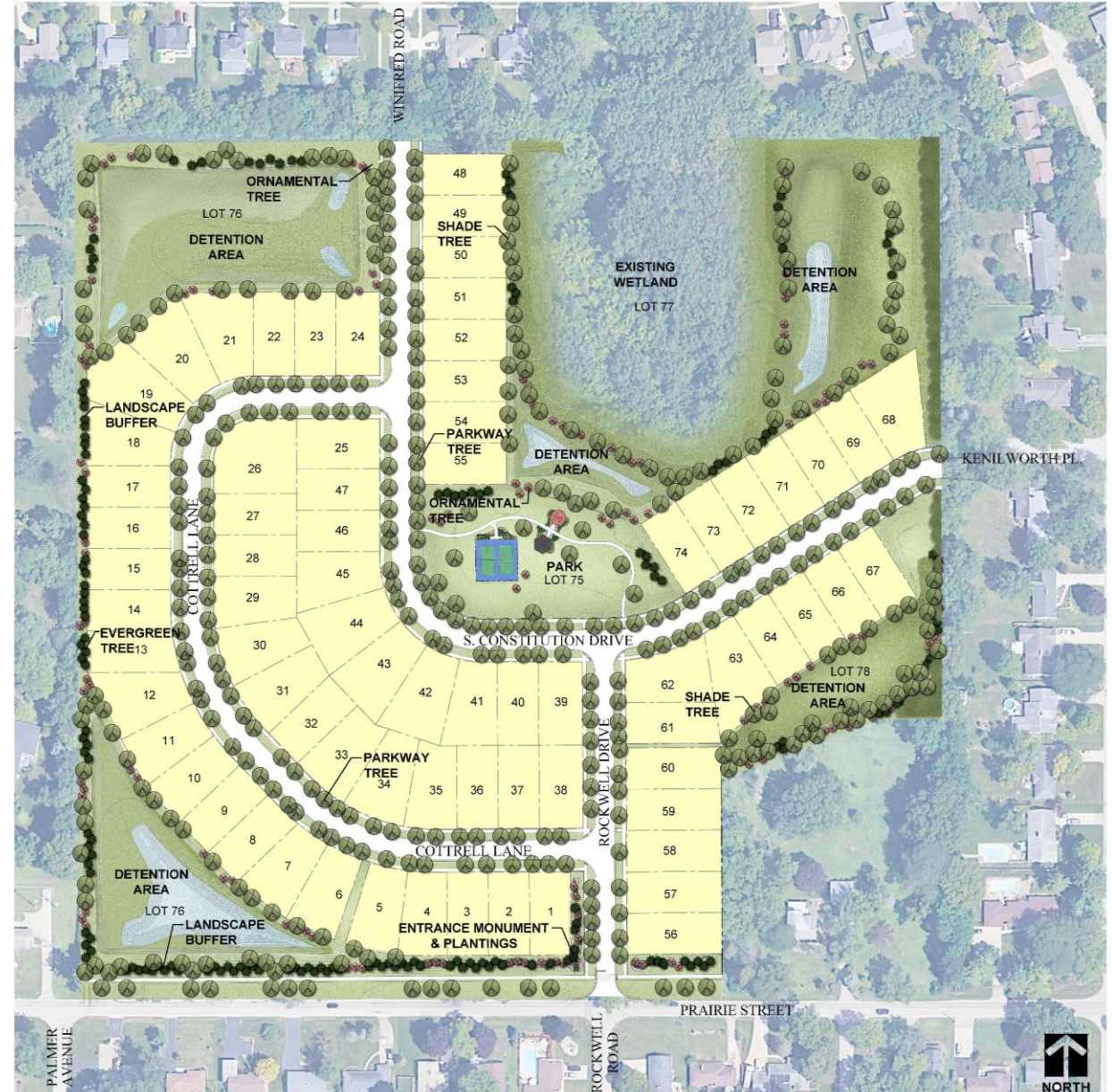
SCALE: 3/8"=1'-0"

Andare Homes - Example Interiors

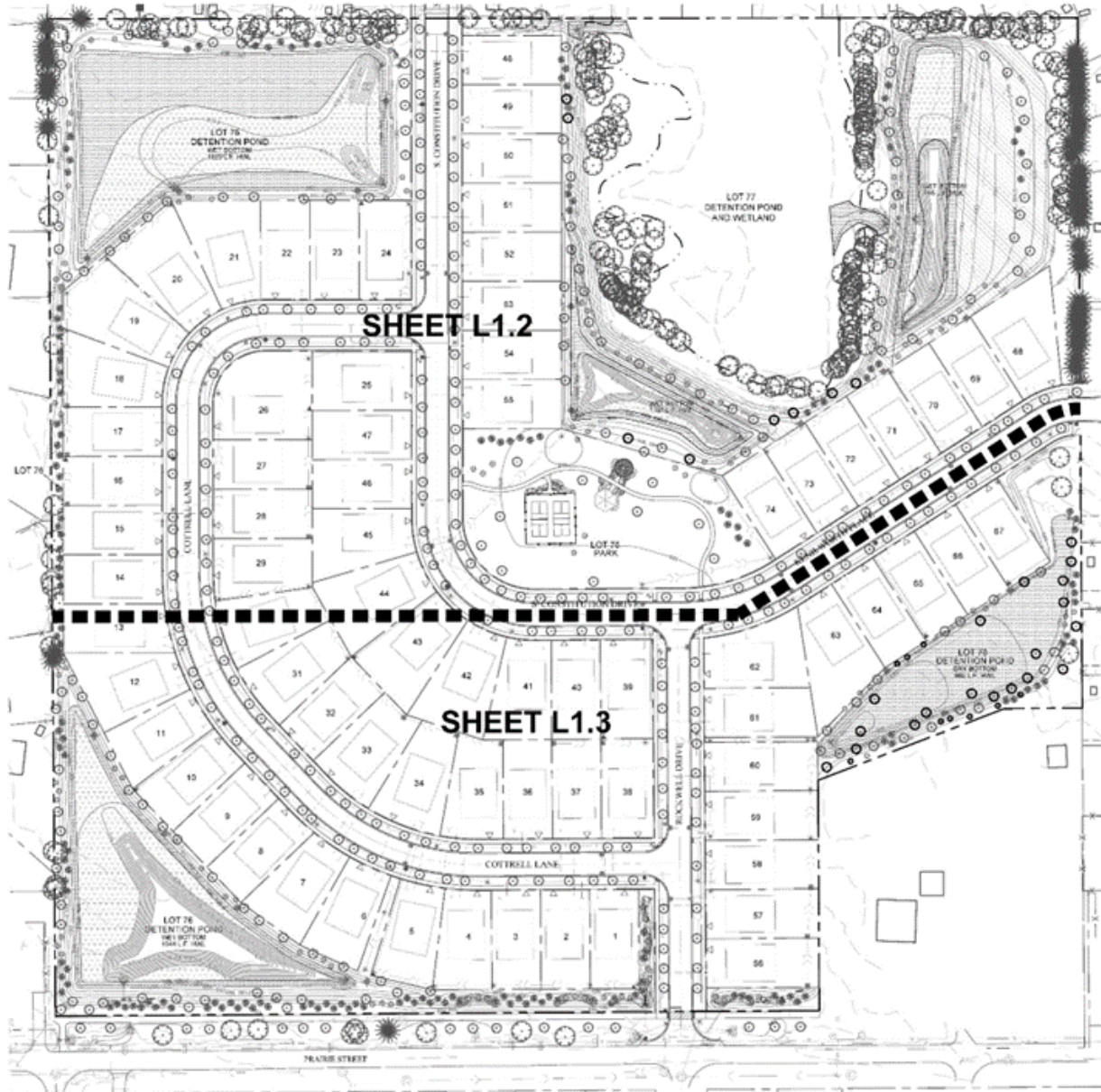


Thank you!

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



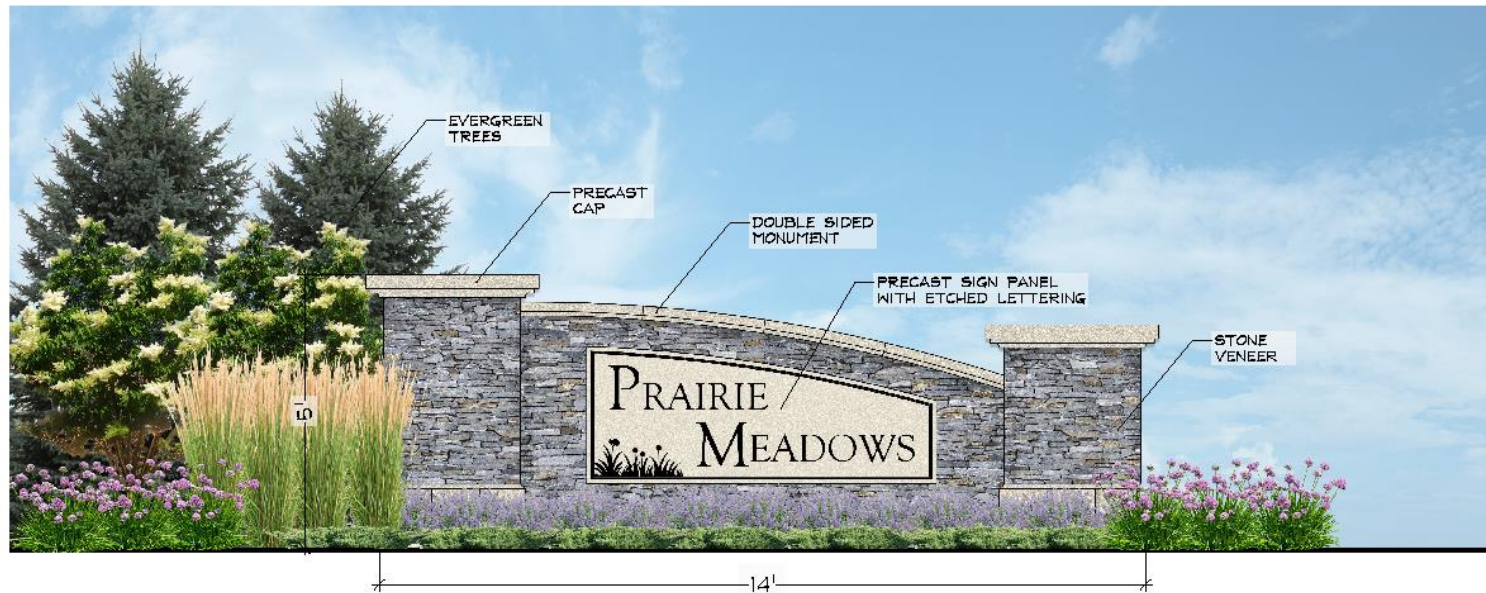
Final Landscape Plan



Canopy Trees	QTY	Percent	SW	Botanical Name (family / Genus / Species)	Plant List by Category	COMMON NAME	SIZE	COMMENTS
	30	8%	AR	Acer x Fraxino 'Spectolone'	REDPOINT MAPLE	STATE STREET MAPLE	2.5' Cal	
	26	7%	AM	Acer-nippon 'Morton'	STATE STREET MAPLE	STATE STREET MAPLE	2.5' Cal	
	4	1%	AMB	Acer-nippon 'Morton'	STATE STREET MAPLE	JAPANESE LINDEN	3' Cal	
	7	2%	AB	Acer-nippon 'Morton'	STATE STREET MAPLE	SUGAR MAPLE	2.5' Cal	
	50	13%	CO	Celastrus occidentalis	COMMON HICKBERRY	COMMON HICKBERRY	2.5' Cal	
	38	9%	GT	Gleditsia tracanthos x inermis 'Spartan'	SKYLINE HONEYLOCUST	SKYLINE HONEYLOCUST	2.5' Cal	
	30	8%	GD	Gymnocladia dioica	ESPRESSO KENTUCKY COFFEE TREE	ESPRESSO KENTUCKY COFFEE TREE	2.5' Cal	
	41	11%	PM	Platanus x scabra 'Morton Crane'	EXCLAMATION LONDON PLANE TREE	EXCLAMATION LONDON PLANE TREE	2.5' Cal	
	37	10%	OB	Quercus bicolor	FRANK WHITE OAK	FRANK WHITE OAK	2.5' Cal	
	27	7%	QR	Quercus rubra	RED OAK	RED OAK	2.5' Cal	
	3	1%	GRS	Quercus rubra	RED OAK	RED OAK	3' Cal	
	24	6%	TA	Taxa americana 'Newport'	RENOVATED AMERICAN LINDEN	RENOVATED AMERICAN LINDEN	2.5' Cal	
	37	10%	TT	Tilia americana 'Spartan'	STERLING SILVER LINDEN	STERLING SILVER LINDEN	2.5' Cal	
	31	8%	UM	Ulmus 'Morton Glenside'	TRUMPHELM	TRUMPHELM	2.5' Cal	
	31	8%	UM	Ulmus 'Morton Glenside'	TRUMPHELM	TRUMPHELM	2.5' Cal	
Total	388	100%						
Evergreen Trees	16	9%	AC	Abies concolor	WHITE FIR	WHITE FIR	6' H	
	7	4%	AC15	Abies concolor	WHITE FIR	WHITE FIR	10' H	
	8	5%	AD	Abies balsamica var. pharaonis	CANAN FIR	CANAN FIR	6' H	
	18	11%	PA	Picea abies	NORWAY SPRUCE	NORWAY SPRUCE	6' H	
	21	12%	PG	Picea glauca 'Conestoga'	BLACK HILLS SPRUCE	BLACK HILLS SPRUCE	6' H	
	8	5%	PO	Picea mariana	BENNING SPRUCE	BENNING SPRUCE	6' H	
	20	12%	JC	Juniperus chinensis 'Moutan'	MOUNTAIN JUNIPER	MOUNTAIN JUNIPER	6' H	
	5	3%	JF	Juniperus chinensis 'Favory'	FARVIEW JUNIPER	FARVIEW JUNIPER	6' H	
	8	5%	PD10	Podocarpus nageioides	DOGSLIP FIR	DOGSLIP FIR	10' H	
	22	13%	PI6	Picea canadensis	WHITE PINE	WHITE PINE	6' H	
	22	13%	TD	Thuja occidentalis 'Hager'	DARK GREEN ARBORVITAE	DARK GREEN ARBORVITAE	6' H	
	11	6%	TG	Thuja Green Giant	ARBORVITAE	ARBORVITAE	6' H	
Total	116	100%						
Understory Trees	7	6%	AL	Amelanchier laevis	ALLEGHENY SERVICEBERRY	ALLEGHENY SERVICEBERRY	6' H	Mid-stem
	21	19%	AD	Amelanchier x grandiflora	APPLE SERVICEBERRY	APPLE SERVICEBERRY	6' H	Mid-stem
	14	12%	BN	Betula nigra 'Duff'	HERITAGE RIVER BIRCH	HERITAGE RIVER BIRCH	6' H	Mid-stem
	11	10%	CA	Cornus canadensis	AMERICAN HORNEBUSH	AMERICAN HORNEBUSH	6' H	Tree Form
	12	10%	CC	Cornus canadensis	EASTERN REDBUD	EASTERN REDBUD	6' H	Mid-stem
	2	2%	CC10	Cornus canadensis	EASTERN REDBUD	EASTERN REDBUD	10' H	Mid-stem
	16	14%	CM	Cornus mas	CORNELIANDBERRY	CORNELIANDBERRY	6' H	Mid-stem
	30	17%	MP	Malicus Prunifera	PRAIRIE FIRE CRABAPPLE	PRAIRIE FIRE CRABAPPLE	6' H	Mid-stem
	3	3%	MS	Malus stolonifera	ROYAL STAR MANDARIN	ROYAL STAR MANDARIN	6' H	Mid-stem
	5	4%	MD10	Malus stolonifera	ROYAL STAR MANDARIN	ROYAL STAR MANDARIN	6' H	Mid-stem
	4	3%	SP10	Syringa reticulata	MORY BALK JAPANESE TREE LILAC	MORY BALK JAPANESE TREE LILAC	6' H	Mid-stem
Total	116	100%						
Deciduous Shrubs	16	14%	AI	Artemisia tridentata	ROGUE BLACK BEAUTY CHENOPEDIA	ROGUE BLACK BEAUTY CHENOPEDIA	24" H	4" O.C.
	16	14%	CF	Cornus sericea 'Farrow'	ARCTIC FIRE DOGWOOD	ARCTIC FIRE DOGWOOD	24" H	3" O.C.
	28	25%	HP	Hydrangea paniculata	LITTLE GUCK FIRE	LITTLE GUCK FIRE	24" H	3" O.C.
	5	4%	SM	Syringa reticulata	SNOWY HIBISCUS	SNOWY HIBISCUS	30" H	4" O.C.
	9	8%	FL	Physocarpus opulifolius 'Diana May'	LITTLE DEVIL HIBISCUS	LITTLE DEVIL HIBISCUS	24" H	3" O.C.
	18	14%	FR1	Physocarpus opulifolius 'Seaflor'	SUMMER WINE HIBISCUS	SUMMER WINE HIBISCUS	30" H	4" O.C.
	24	21%	WF	Weigela x Carl Hugel	DARK HORSE WEIGELA	DARK HORSE WEIGELA	24" H	3" O.C.
Total	114	100%						
Evergreen Shrubs	26	30%	GM	Buxus x Green Mound	GREEN MOUNTAIN DOGWOOD	GREEN MOUNTAIN DOGWOOD	24" H	4" O.C.
	6	10%	GV	Buxus x Green Velvet	SPIDER NET DOGWOOD	SPIDER NET DOGWOOD	24" H	3" O.C.
	22	26%	JK	Juniperus chinensis 'Pulley's Compact'	KALAYA'S COMPACT PYFZER JUNIPER	KALAYA'S COMPACT PYFZER JUNIPER	24" H	4" O.C.
	5	6%	JB	Juniperus chinensis 'Blue Pacific'	BLUE PACIFIC JUNIPER	BLUE PACIFIC JUNIPER	24" H	4" O.C.
	24	28%	TW	Taxus x media 'Densata'	DENSE YEW	DENSE YEW	24" H	4" O.C.
Total	86	100%						
Ornamental Grasses	39	29%	CK	Calamagrostis x arifolia 'Karl Foerster'	FEATHER REED GRASS	FEATHER REED GRASS	4"-6" H	30" O.C.
	39	29%	PV	Panicum virgatum 'Northwind'	NORTHWIND GRASS	NORTHWIND GRASS	4"-6" H	30" O.C.
	20	21%	PH	Panicum virgatum 'Heavy Metal'	HEAVY METAL SWITCHGRASS	HEAVY METAL SWITCHGRASS	4"-6" H	30" O.C.
	30	22%	PR	Panicum virgatum	RED SWITCHGRASS	RED SWITCHGRASS	4"-6" H	30" O.C.
Total	138	100%						
Perennials	42	15%	AB	Abies 'Summer Beauty'	SUMMER BEAUTY ORION	SUMMER BEAUTY ORION	18" O.C.	
	32	19%	NO	Nepeta x 'Walker's Low'	WALKER'S LOW CATMINT	WALKER'S LOW CATMINT	18" O.C.	
	50	22%	EP	Echinacea 'Piper Marston'	PIPER MARSTON CONEFLOWER	PIPER MARSTON CONEFLOWER	18" O.C.	
	32	12%	HH	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	HAPPY RETURNS DAYLILY	18" O.C.	
	28	10%	HR	Hemerocallis 'Royal Returns'	ROYAL RETURNS DAYLILY	ROYAL RETURNS DAYLILY	18" O.C.	
	60	22%	RF	Rudbeckia fulgida 'Goldsturm'	BLACK-EYED SUSAN	BLACK-EYED SUSAN	18" O.C.	
Total	293	100%						
Plant Materials	8.033			Shredded hardwood Mulch			C.Y.	
	4.1			Soil			3" V	
	1.7			Turf Seed and Starter			AC	
	2.2			Low Profile Prairie Seed Mix & Crown Corolla Blanket			AC	
	1.6			New Mulch Seed Mix & Crown Corolla Blanket			AC	
	1.6			Emergent Seed Mix			AC	
	18			1/8" Screened Area Sign			EA	

Landscape Data Table: Planting Material Key	
Notes: Symbols are baseline for proposed grayscale for existing	
Canopy Trees (minimum size 2.5 caliper) Count:	388
Evergreen Trees (minimum size 6 feet) Count:	170
Understory Trees (minimum size 2.5 caliper or 8 feet if multi-stemmed) Count:	116
Evergreen Shrubs (minimum of 18 inches) Count:	86
Deciduous Shrubs (minimum of 18 inches) Count:	114
Ornamental Grasses Count:	136
Perennials Count:	273
Annuals Count:	0
Groundcover Square Footage:	0
Turf (Seeded) Square Footage:	204732
Turf (Sod) Square Footage:	76797
Native Prairie Planting Square Footage:	174890
Native Wetland Planting Square Footage:	69995

Entrance Monument



MONUMENT RENDERING
PRAIRIE MEADOWS
AURORA, ILLINOIS

03/15/2024

LENNAR



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