

Liberty Meadows Aurora, IL

Andrew Mouw
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Land Acquisition Manager
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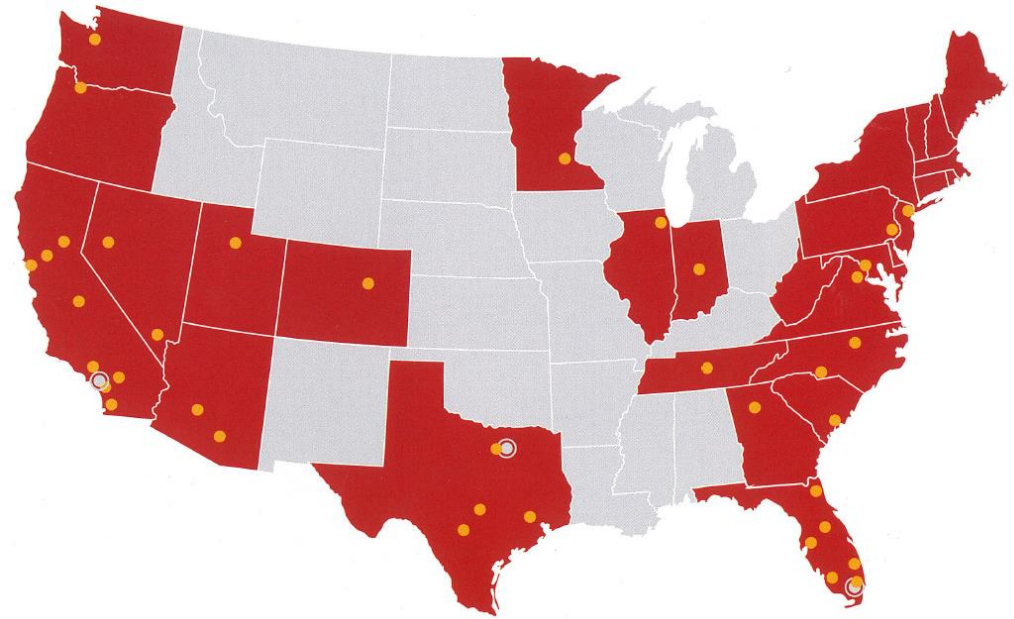
Tim Kellogg
PT Land LLC (Landowner, Petitioner)
Manager
630-887-1705

The Lennar logo consists of the word "LENNAR" in a bold, white, sans-serif font, centered within a solid blue rectangular background.

LENNAR

LENNAR

- Building homes since 1954
- Built over 1,200,000 homes
- Ryland Homes became CalAtlantic Homes
- Acquired by Lennar in 2017
- 2nd Largest builder by revenue and closings in 2021
- Operate in 41 Markets
- Largest builder in Chicago – about 1350 homes this year
- Currently selling in 39 communities in IL, NW IN & WI
- In-house mortgage and title companies to simplify process for homebuyers



Several Local Townhome Communities

- South Pointe - South Elgin
- Crossings of Mundelein - Mundelein
- The Seasons of Southbury - Oswego
- Prairie Commons - Batavia
- Naperville Crossing - Naperville



**EVERYTHING'S
INCLUDED®**

LENNAR - Smart Homes

LENNAR

INSTALLED DURING CONSTRUCTION



ring

Video Doorbell



ring

Alarm Motion Detector



ring

Alarm Smoke &
CO Listener



ring

Alarm Window and
Door Contact Sensor



 level

Invisible Smart Lock



flo BY MOEN

Smart Water Shutoff Valve



Honeywell Home

Smart Thermostat



MyQ

Smart Garage™ Hub



 legrand

Media Panel &
Two Dual Power Outlets

INSTALLED BY HOMEOWNER



ring

Alarm Keypad



ring

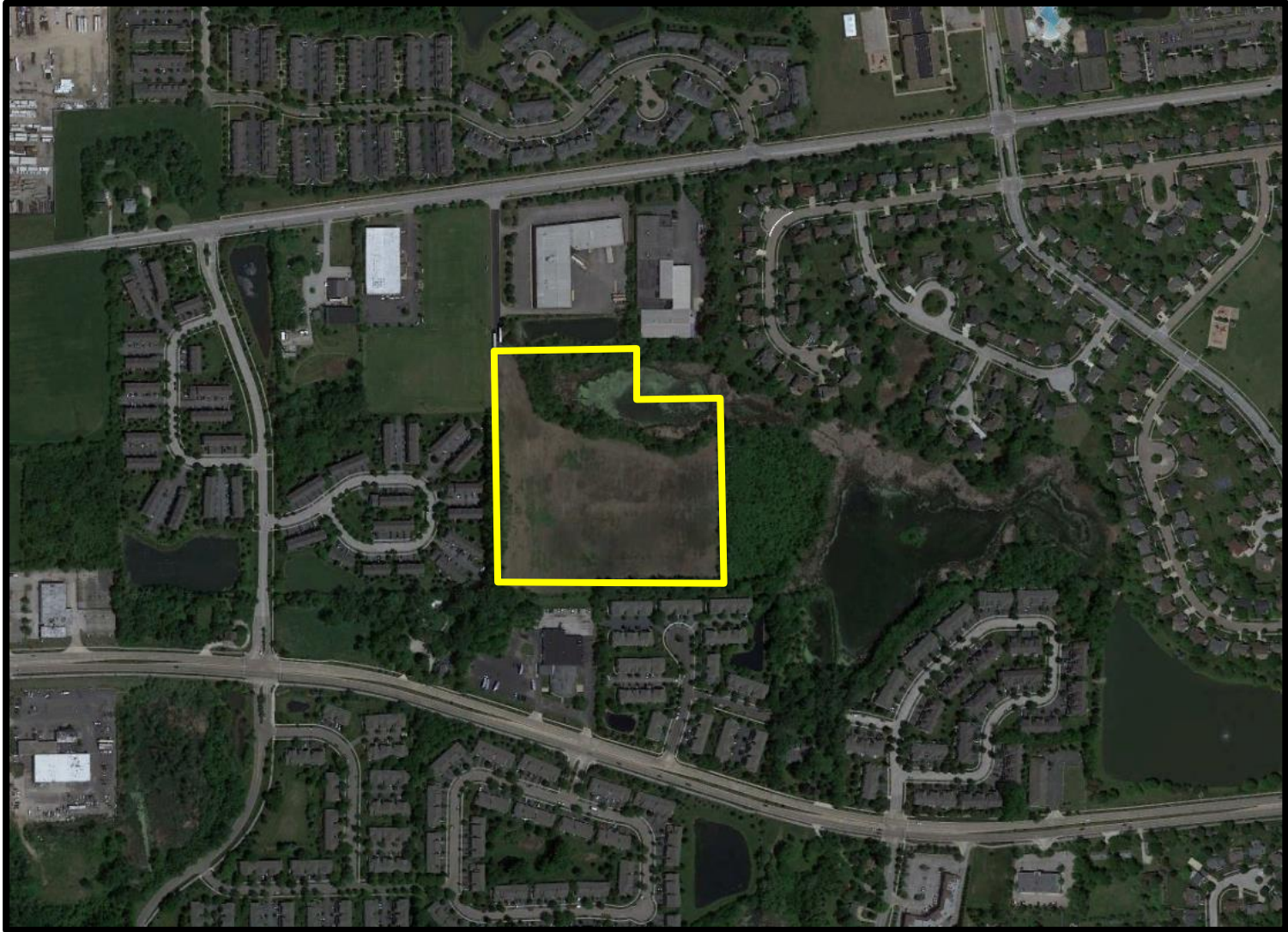
Alarm Base Station



eero
an amazon company

Mesh wifi System

Location Aerial Photo



Current Zoning

Property Zoning:

ORI(C) Office, Research, Light Industrial with a Conditional Use for Warehouse, Distribution & Storage Services

Surrounding Zoning:

North:

ORI(C) Office, Research, Light Industrial with a Conditional use with a Warehouse, Distribution and Storage Services use

South:

R-4A(C) Two-Family Dwelling District - Townhome ROW Dwelling use

BB(C): Business-Boulevard District - Vehicle Repair, Minor use

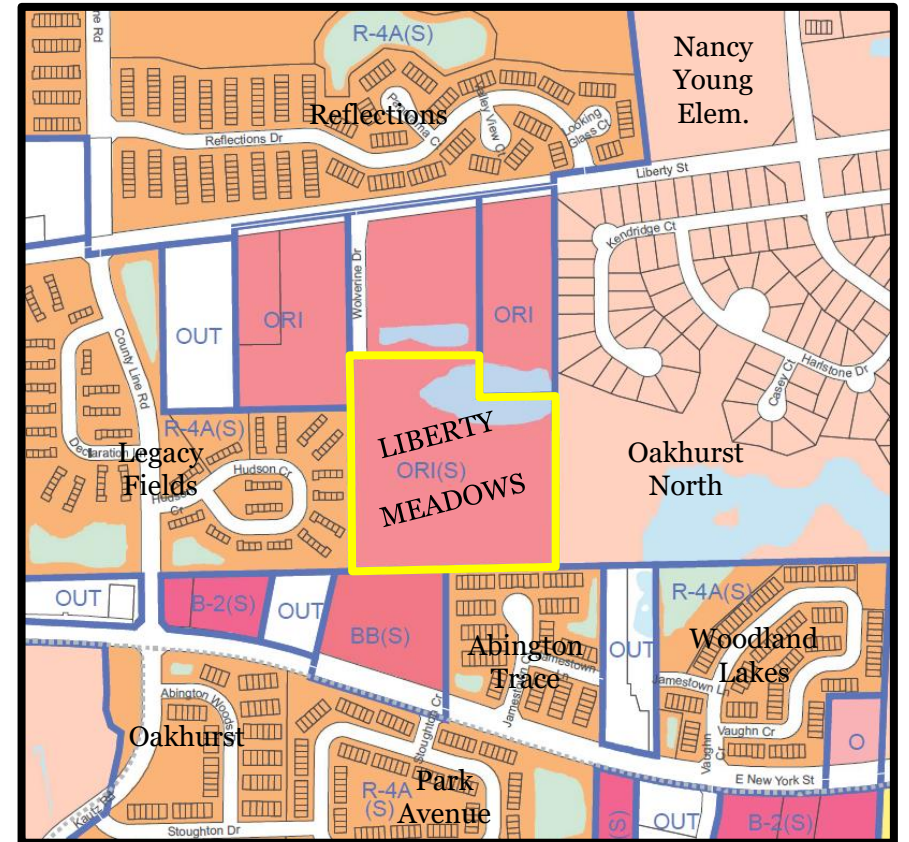
East:

PDD, with a Conservation/Open Space/Recreation/Drainage use

West:

R-4A(C) Two-Family Dwelling District - Townhome ROW Dwelling use

ORI: Office, Research and Light Industrial - recreational uses with Soccer Fields



Site Information

- Total Site: 15.66 acres
- Proposed Residential R-4A(C): 9.36± acres
- Proposed Open Space OS-1(C): 6.30± acres
- Total Number of Homes: 91
- Total Number of Buildings: 18
- Gross Density: 5.81 Dwelling Units per Acre
(Medium Density Residential: 6-12 DU/Ac)
- Letter of Support from Indian Prairie SD204



Townhome Information

- Average Home Size: 1,950± square feet
- Maximum Height: 35 feet
- 2- Car Garage Parking: 182 total spaces
- Personal Driveway Parking: 182 total spaces
- Total Private Parking: 4.0 per Townhome (Wolverine Drive Parking Not Included)
- Home Closing Prices:
\$400,000 - \$425,000 anticipated range.



Home Architectural Renderings



Front



Street Side



Rear



Non-Street Side

Representative Home Photos

LENNAR®



Actual building products and manufacturers may vary from photos. Material availability for construction cannot be determined at this time.

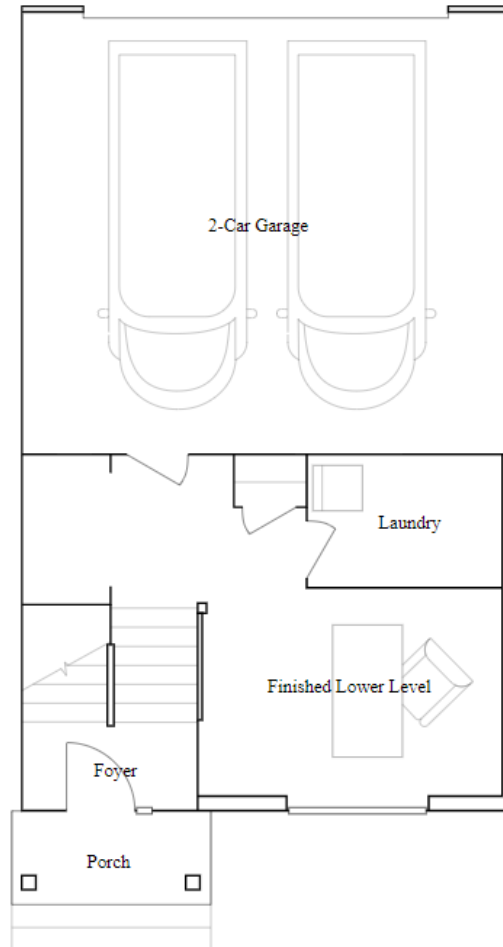
Our Homes – The Amhurst

- 1,764 Square Feet
- 3 Bedrooms
- 2 1/2 Bathrooms
- 2-Car Garage

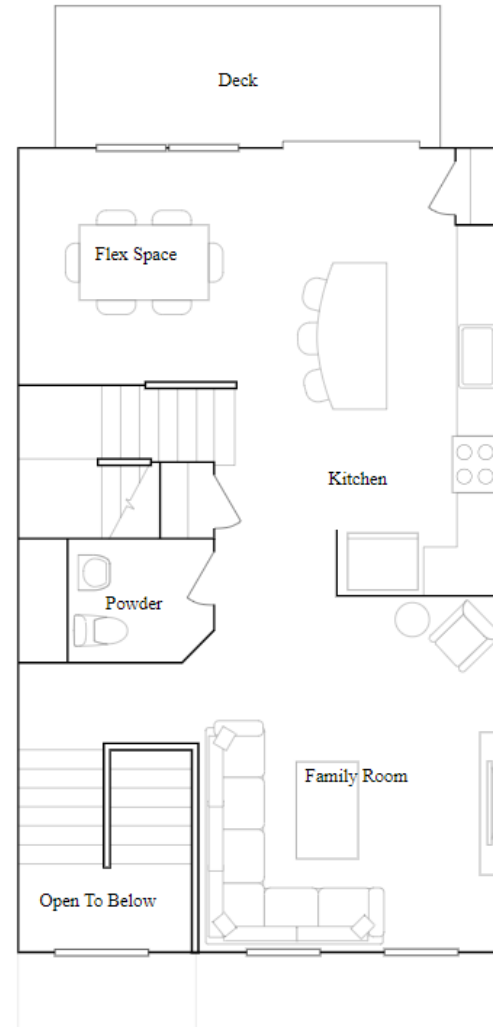


Our Homes – The Amhurst

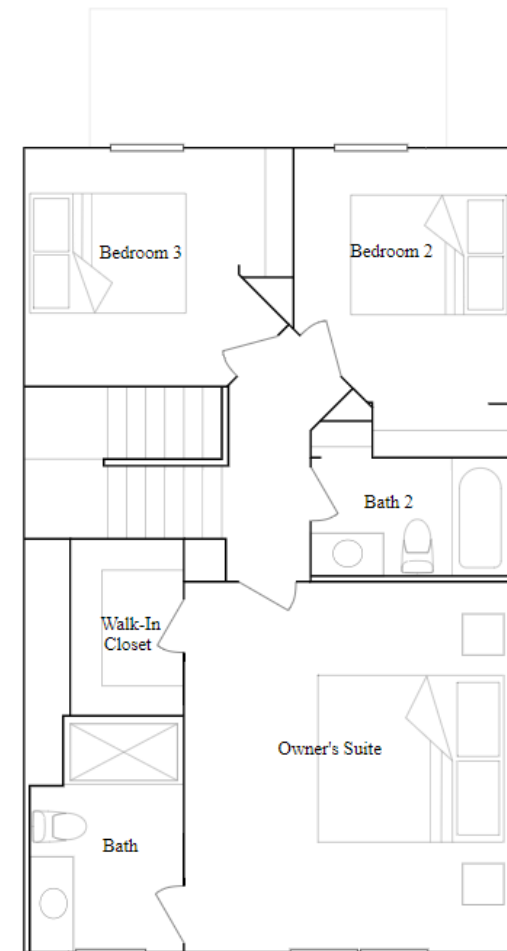
Lower Level



First Floor



Second Floor



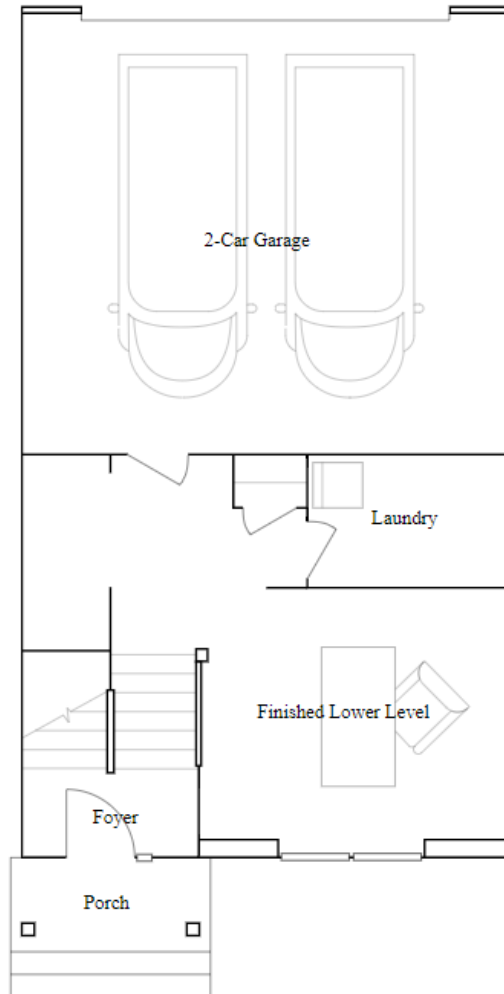
Our Homes – The Chatham

- 1,894 Square Feet
- 3 Bedrooms
- 2 1/2 Bathrooms
- 2-Car Garage

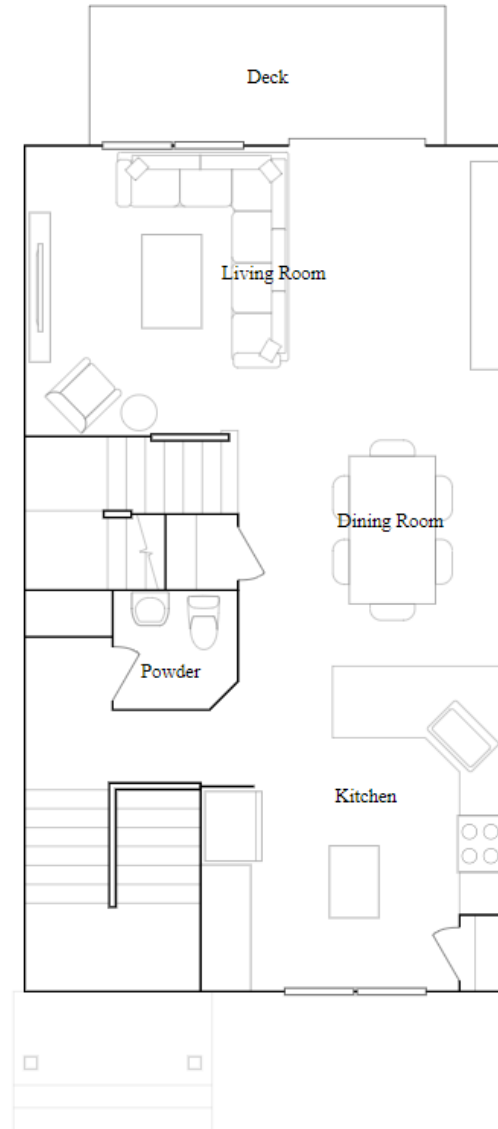


Our Homes – The Chatham

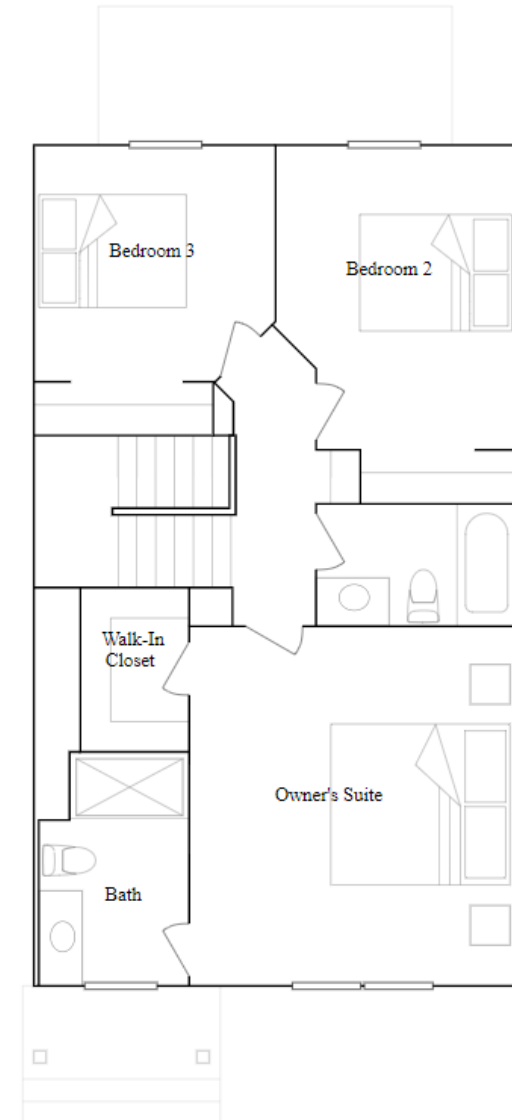
Lower Level



First Floor



Second Floor



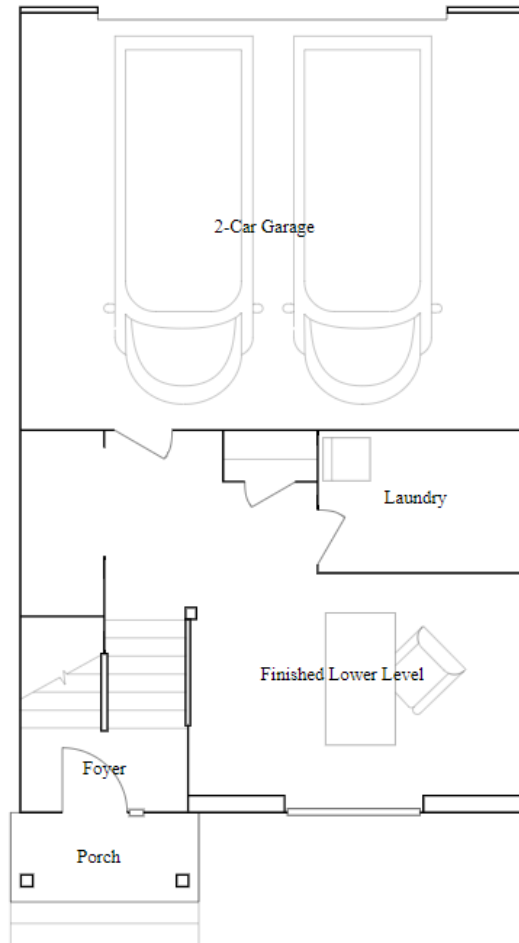
Our Homes – The Chelsea

- 2,079 Square Feet
- 3 Bedrooms
- 2 1/2 Bathrooms
- 2-Car Garage

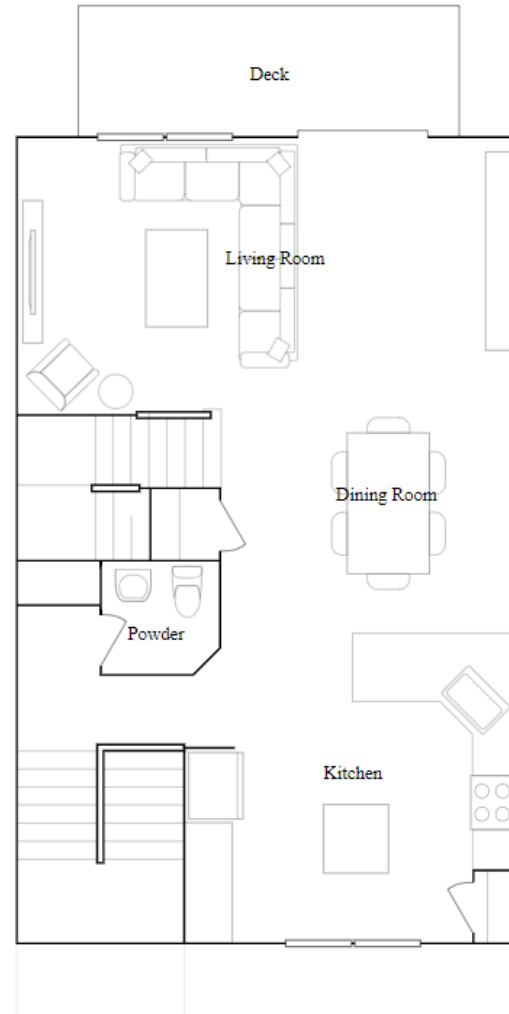


Our Homes – The Chelsea

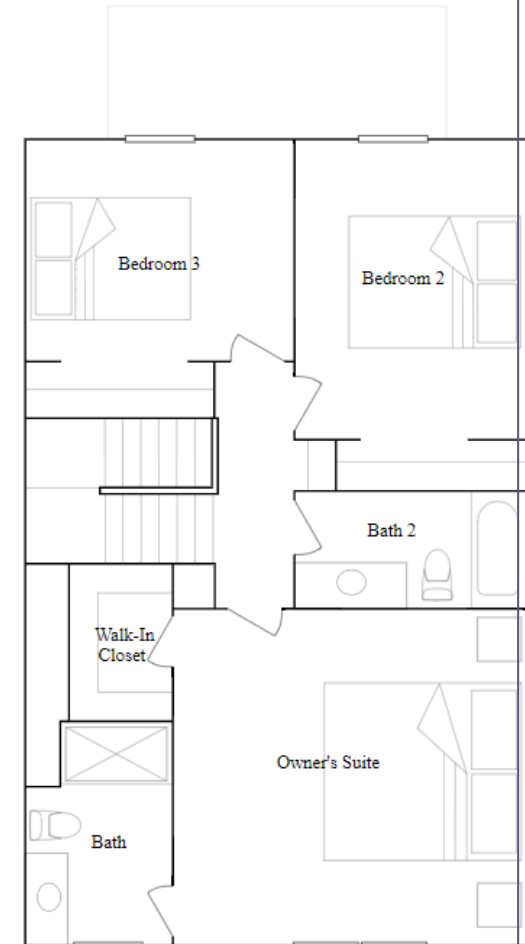
Lower Level



First Floor



Second Floor



Liberty Meadows

Thank you!

We look forward to
being Aurora's Next
New Neighborhood

LENNAR



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End of Common Driveways Adjacent to Existing Townhomes

