

Abbey Meadows

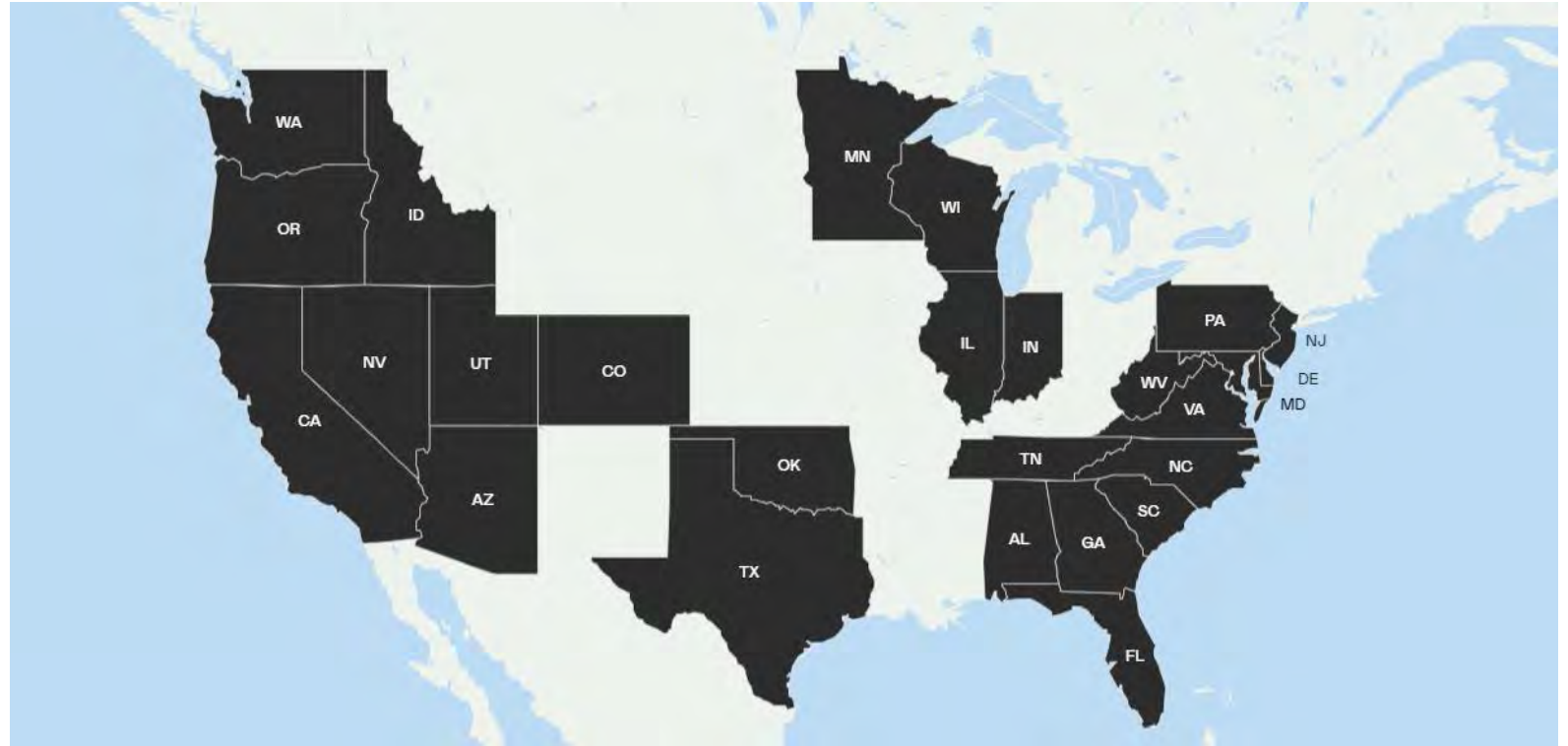
City of Aurora

Building, Zoning, & Economic Development Committee

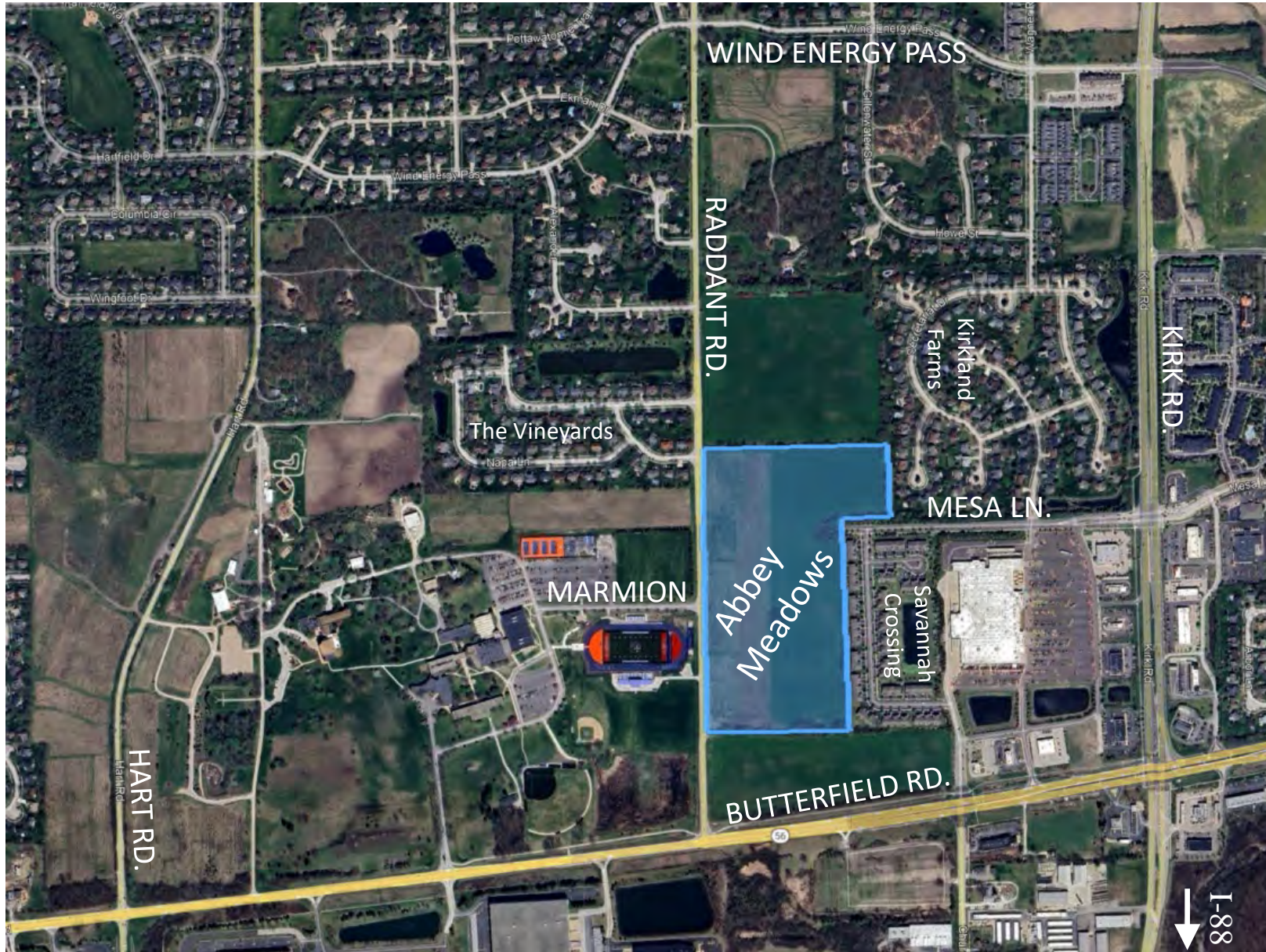
February 26, 2025

LENNAR OVERVIEW

- Building homes since 1954
- Built over 1,100,000 homes
- 2nd Largest National builder by revenue and closings in 2024
- Operates in 44 Markets
- 2024 Largest builder in Chicago: 1730 homes
- Currently selling in 50 communities in IL, NW IN & WI
- In-house mortgage and title companies to simplify process for homebuyers



Abbey Meadows Vicinity Aerial Photo



City of Aurora: Comprehensive Plan

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Property:

Quasi-Public [Marmion]

Dashed Line: Extension of Mesa Ln.

Surrounding Zoning:

North:

Quasi-Public [Marmion]

South:

Quasi-Public [Marmion]

East:

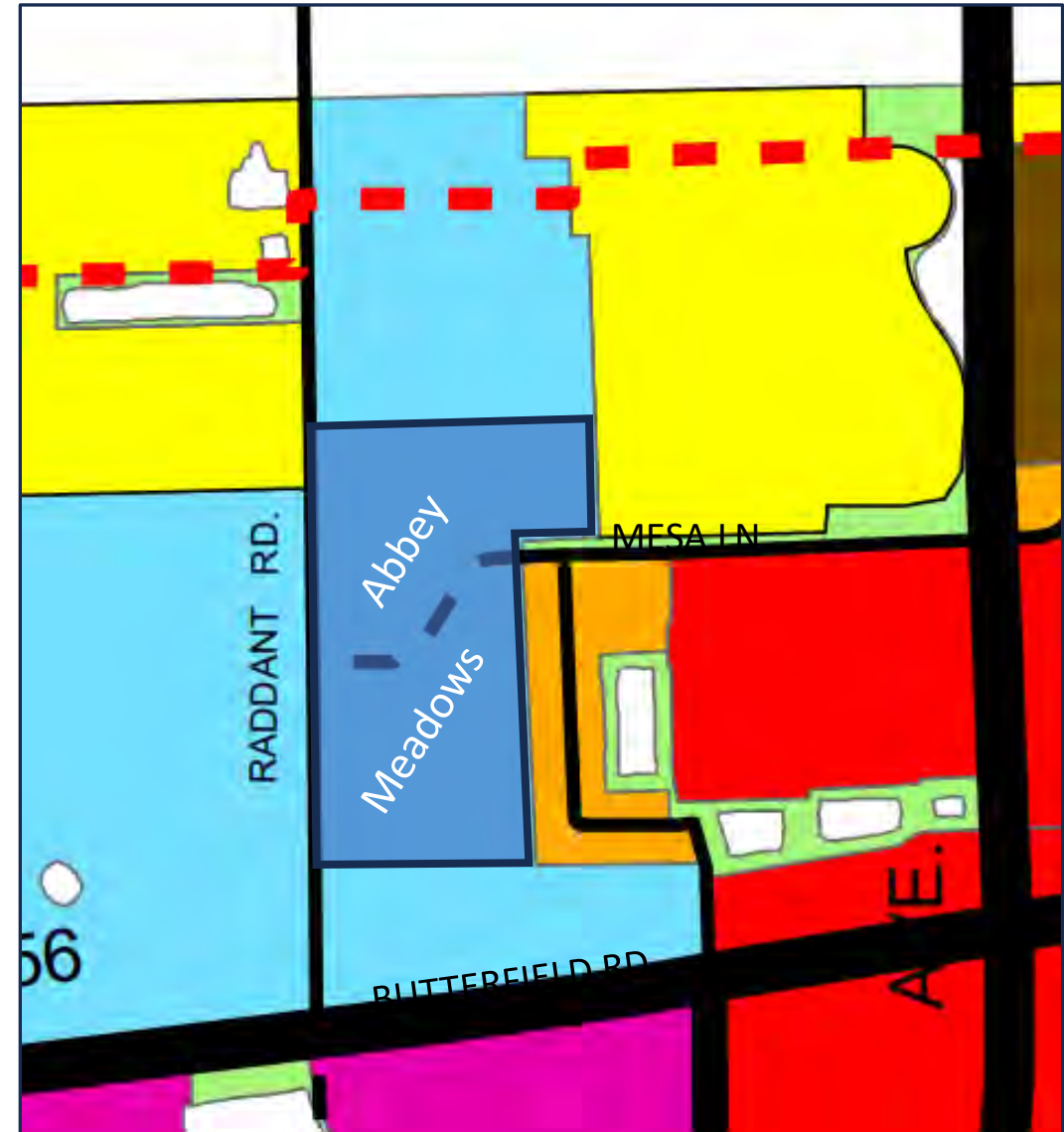
Medium Density Residential (6 – 12 Dus/Acre)

Low Density Residential (0 – 5 Dus/Acre)

West:

Quasi-Public [Marmion]

Low Density Residential (0 – 5 Dus/Acre)



City of Aurora, Comprehensive Plan, Revised 6/13/2017

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R-1(S) One Family Dwelling District
[Marmion Academy]
R-1 One Family Dwelling District
[The Vineyards]

Townhome Communities:

Traditional Front Garage & Urban Rear Garage

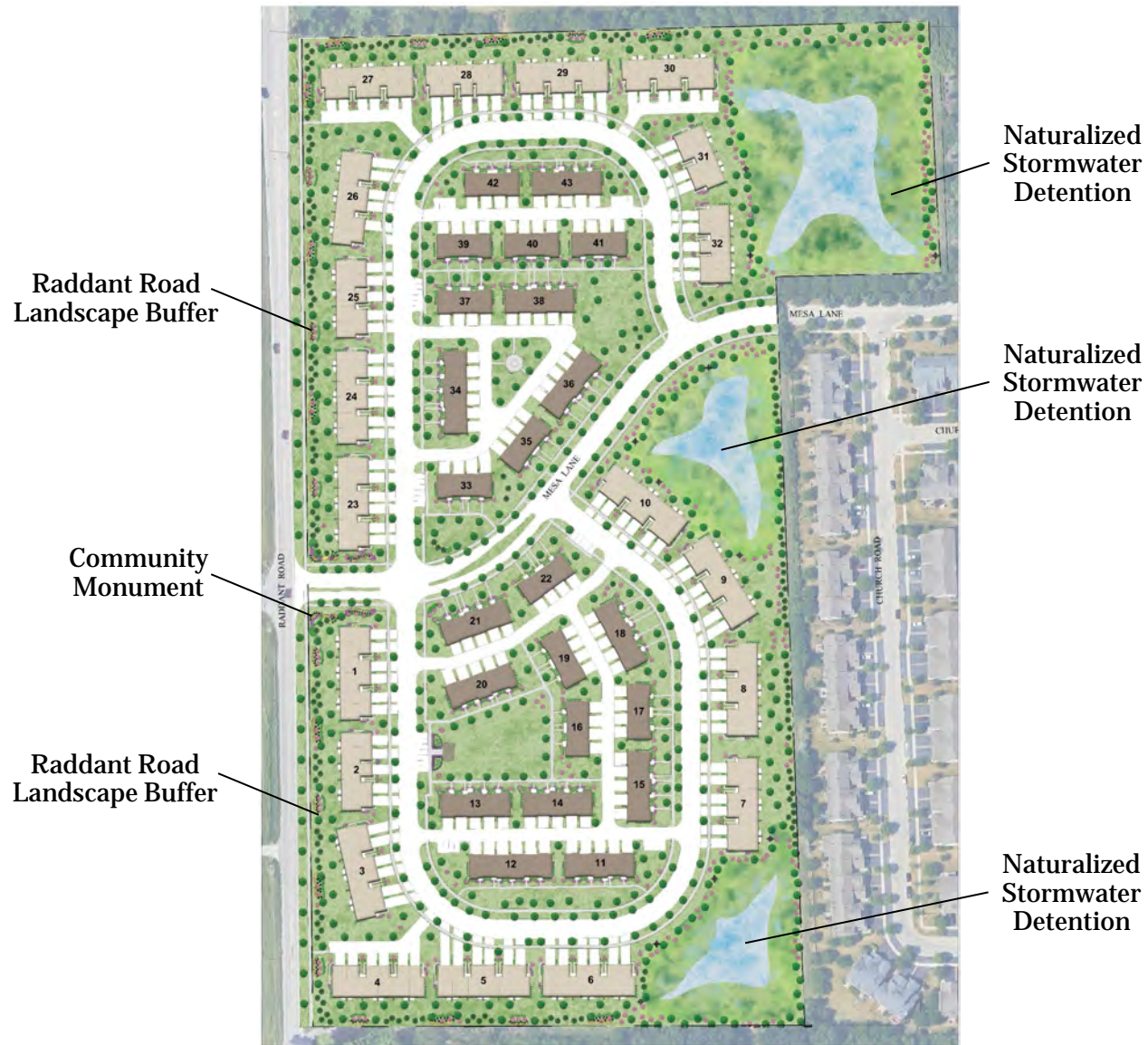
- 12 Current Communities
- 9 Coming Soon
- 8 Recently Completed



Liberty Meadows in Aurora (Recently Completed)

Abbey Meadows Community

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Naturalized Stormwater Detention (Liberty Meadows)



Raddant Road Representative Landscape Buffer Photo



Community Monument Rendering (Raddant & Mesa)

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- The site plan for 'The Townhomes at Savannah Crossing' shows a development of 48 townhome units arranged in a U-shape around a central area. The units are numbered 1 through 48. The central area includes two park sites: 'LOT 49 0.53 AC PARK SITE' and 'LOT 48 0.38 AC PARK SITE'. There are also two detention ponds: 'LOT 45 1.54 AC DETENTION POND' and 'LOT 47 1.42 AC DETENTION POND'. The development is bounded by 'ROAD A' to the north and south, 'MESSE LANE' to the east, and 'CHURCH ROAD' to the west. 'CHURCH COURT' is located to the east of 'CHURCH ROAD'. The plan also shows 'OFF-STREET PARKING' areas and '5' SIDEWALK' along the streets. A 'MONUMENT SIGN' is located on the west side of the development. The surrounding area includes 'Kirkland Farms' to the north and 'The Townhomes at Savannah Crossing' to the south.

Community Amenity Space – Preliminary Concept

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Traditional Townhomes



Traditional (Front Garage): Perimeter Portion of the Community



Floorplan	Darcy	Marianne	Charlotte
Size	1,717 Sq Ft	1767 Sq Ft	1,840 Sq Ft
Bedrooms	3	3	3
Bathrooms	2.5	2.5	2.5
Garage Spaces	2	2	2
Driveway Spaces	2	2	2

Urban Townhomes



Urban (Rear Garage): Central Portion of the Community



Floorplan	Amhurst	Chatham	Chelsea
Size	1764 Sq Ft	1994 Sq Ft	2221 Sq Ft
Bedrooms	3	3	3
Bathrooms	2.5	2.5	2.5
Garage Spaces	2	2	2
Driveway Spaces	2	2	2

Abbey Meadows Adjacent to Kirkland Farms

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Parcel B: R-1 Zoning Sliver



Abbey Meadows Adjacent to Savannah Crossing



Representative Side & Rear View Photos

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Traditional Townhomes - Representative

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2 Story Homes, Traditional Front Garage

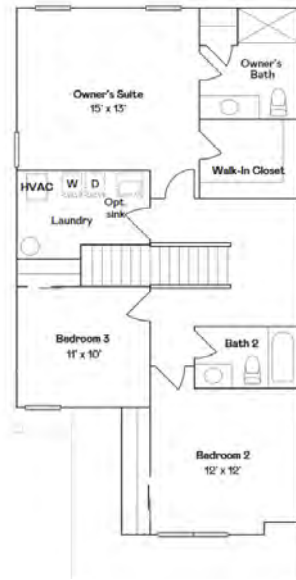


Traditional Townhomes - The Marianne

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First Floor



Second Floor



Traditional Townhomes - The Charlotte

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First Floor



Second Floor



Urban Townhomes - Representative Photos

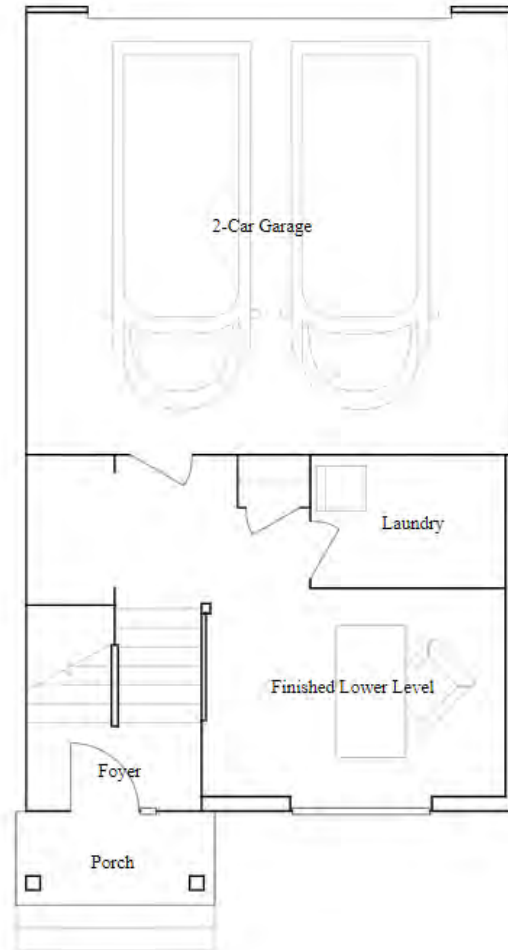
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Front 2 ½ Story, Rear Garage 3 Story

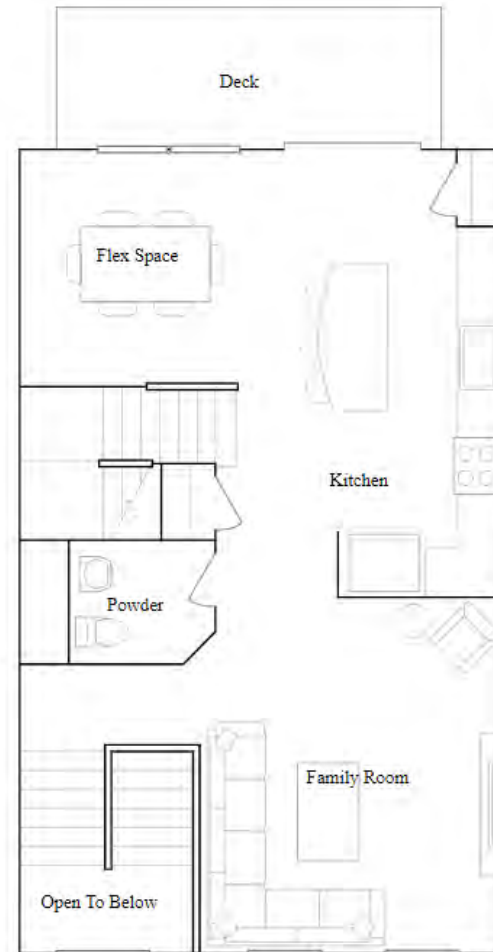


Urban Townhomes – The Amhurst

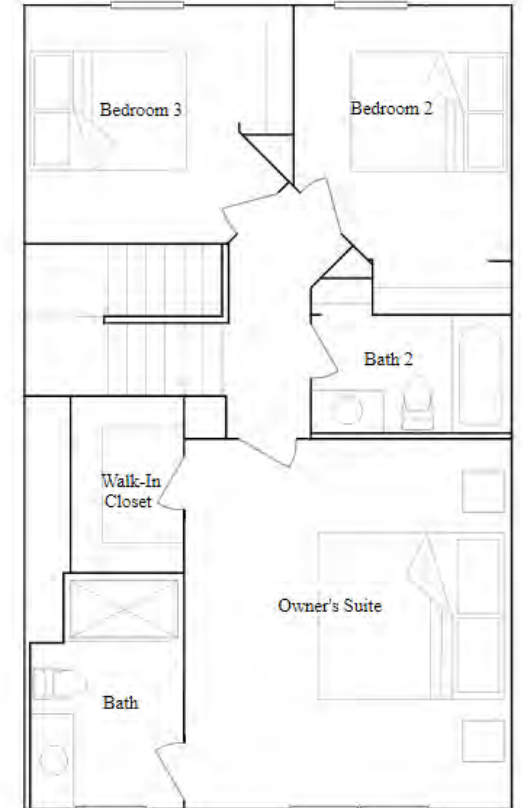
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Lower Level



First Floor

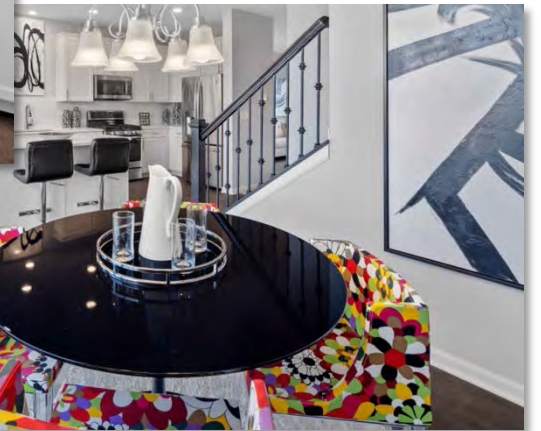


Second Floor

Interior Photos – The Amhurst

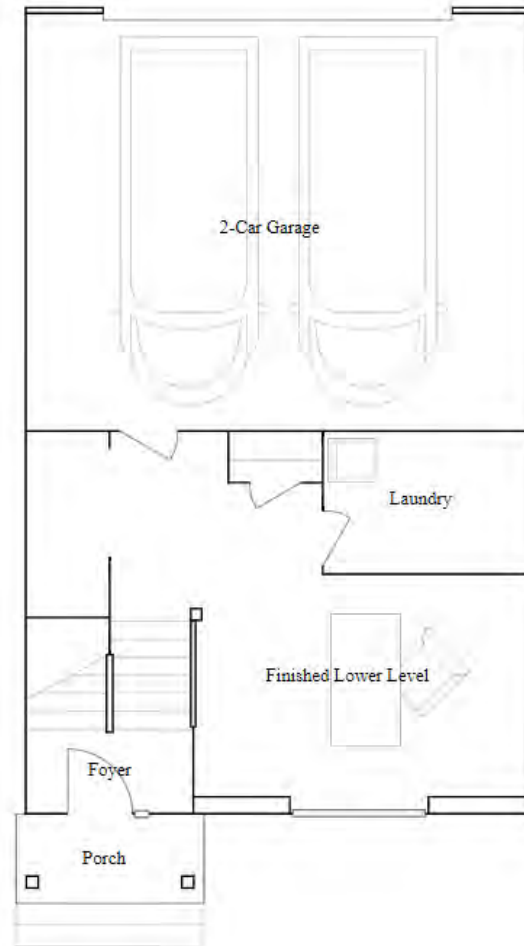
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- 1764 Square Feet
- 3 Bedrooms
- 2 ½ Bathrooms
- 2-Car Garage

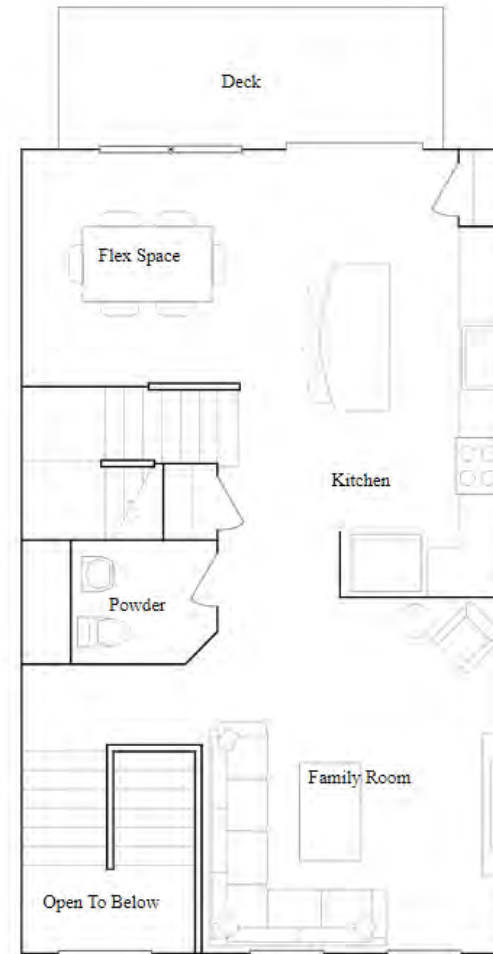


Urban Townhomes – The Chelsea

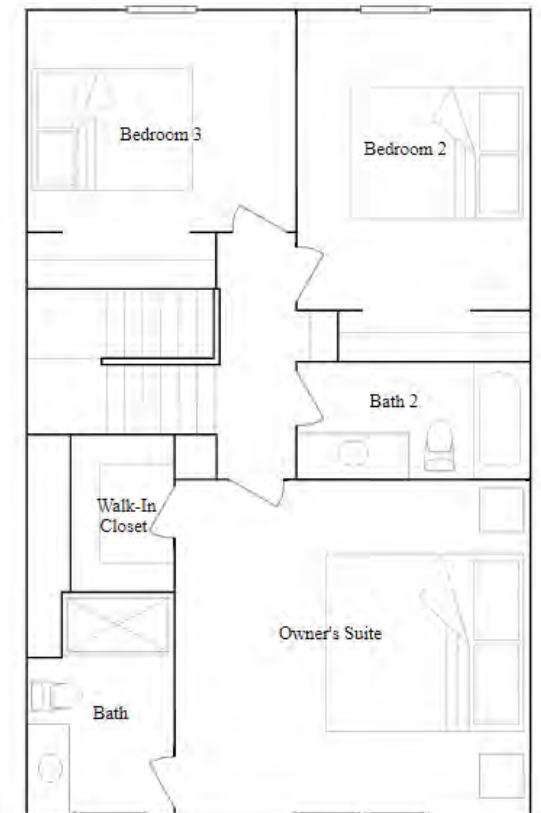
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Lower Level



First Floor



Second Floor

Interior Photos – The Chelsea

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- 2221 Square Feet
- 3 Bedrooms
- 2 ½ Bathrooms
- 2-Car Garage

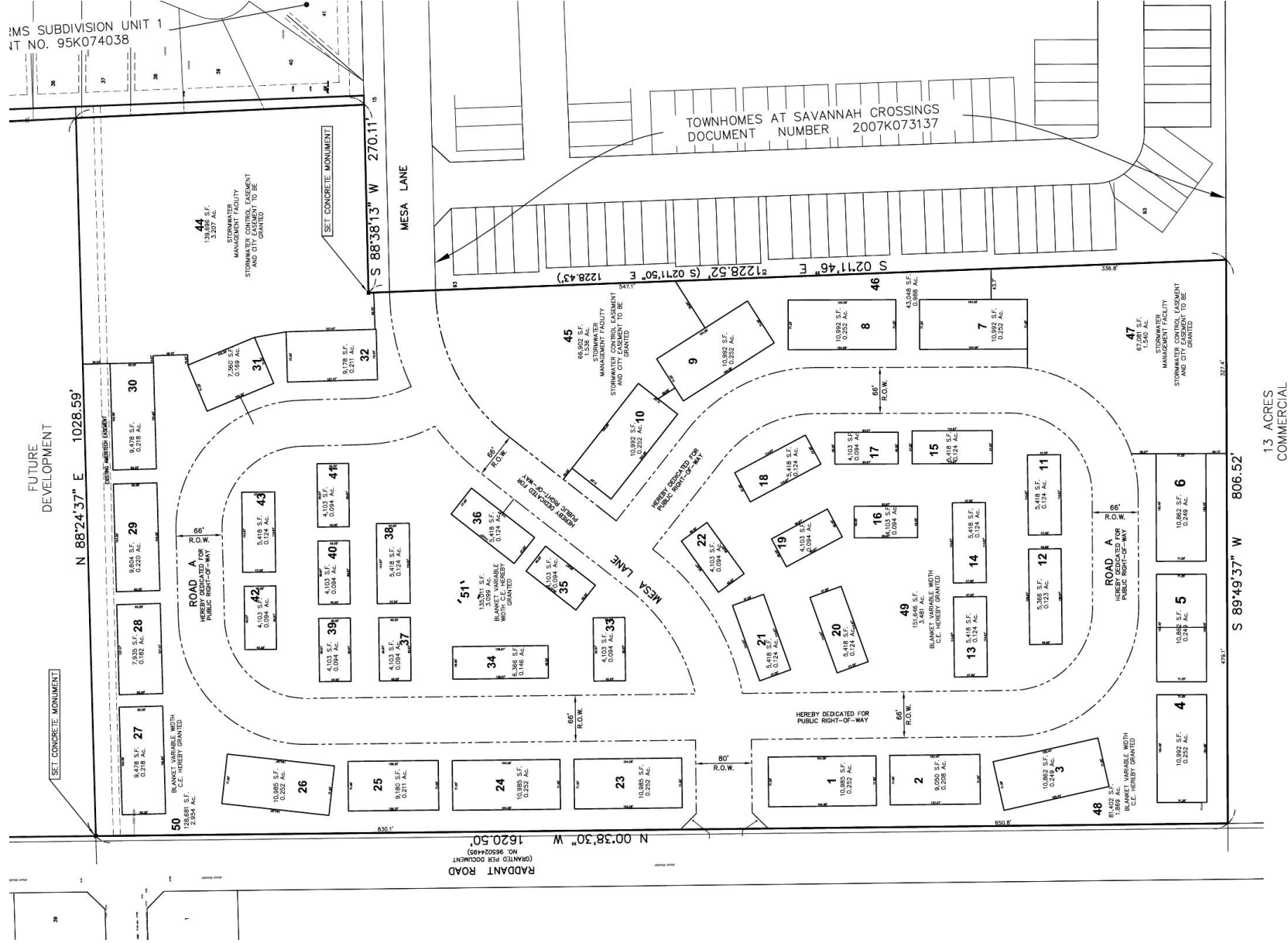


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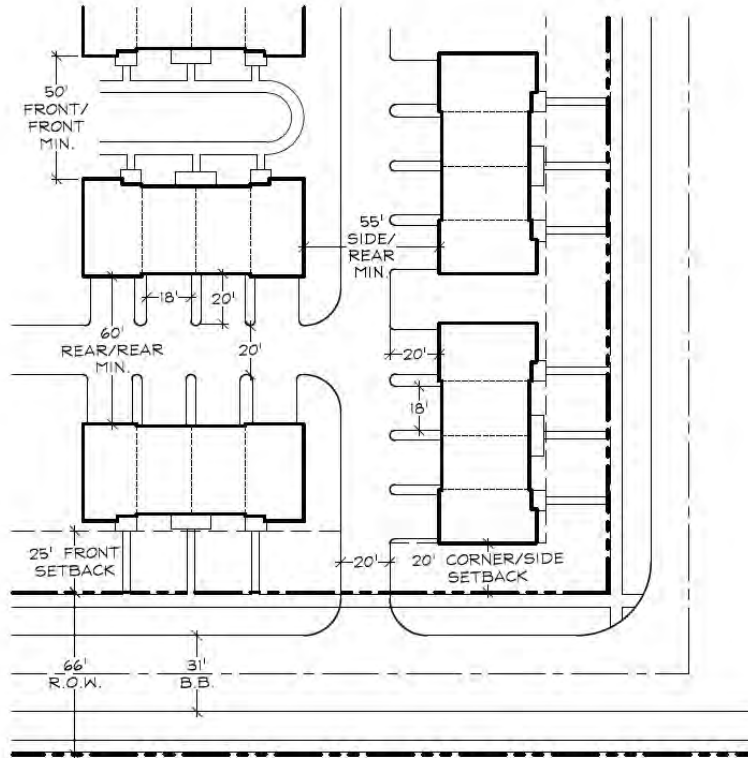
We look forward to
Abbey Meadows being
Aurora's Next New
Neighborhood



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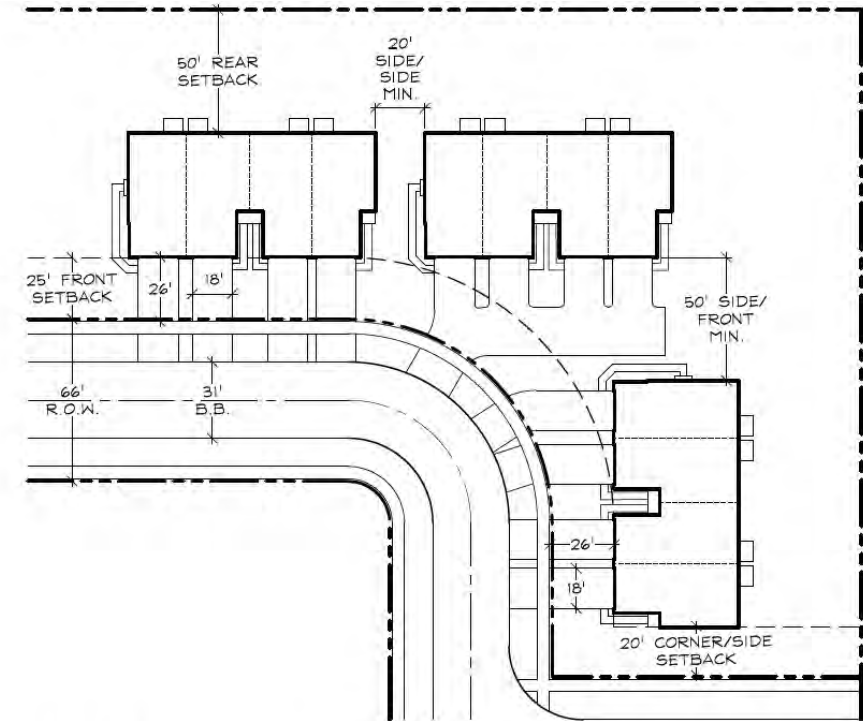


Abbey Meadows - Typical Setbacks



TYPICAL URBAN TOWNHOME
SCALE: 1"=60' (SETBACKS AND SEPARATIONS)

- 25' Front Setback
- 50' Rear Setback
- 20' Corner Side Setback
- 20' Side-Side Separation
- 50' Side-Front Separation



TYPICAL TRADITIONAL TOWNHOME
SCALE: 1"=60' (SETBACKS AND SEPARATIONS)

- 25' Front Setback
- 20' Corner Side Setback
- 20' Side-Side Separation
- 55' Side-Rear Separation
- 50' Front-Front Separation
- 60' Rear-Rear Separation