

# Abbey Meadows

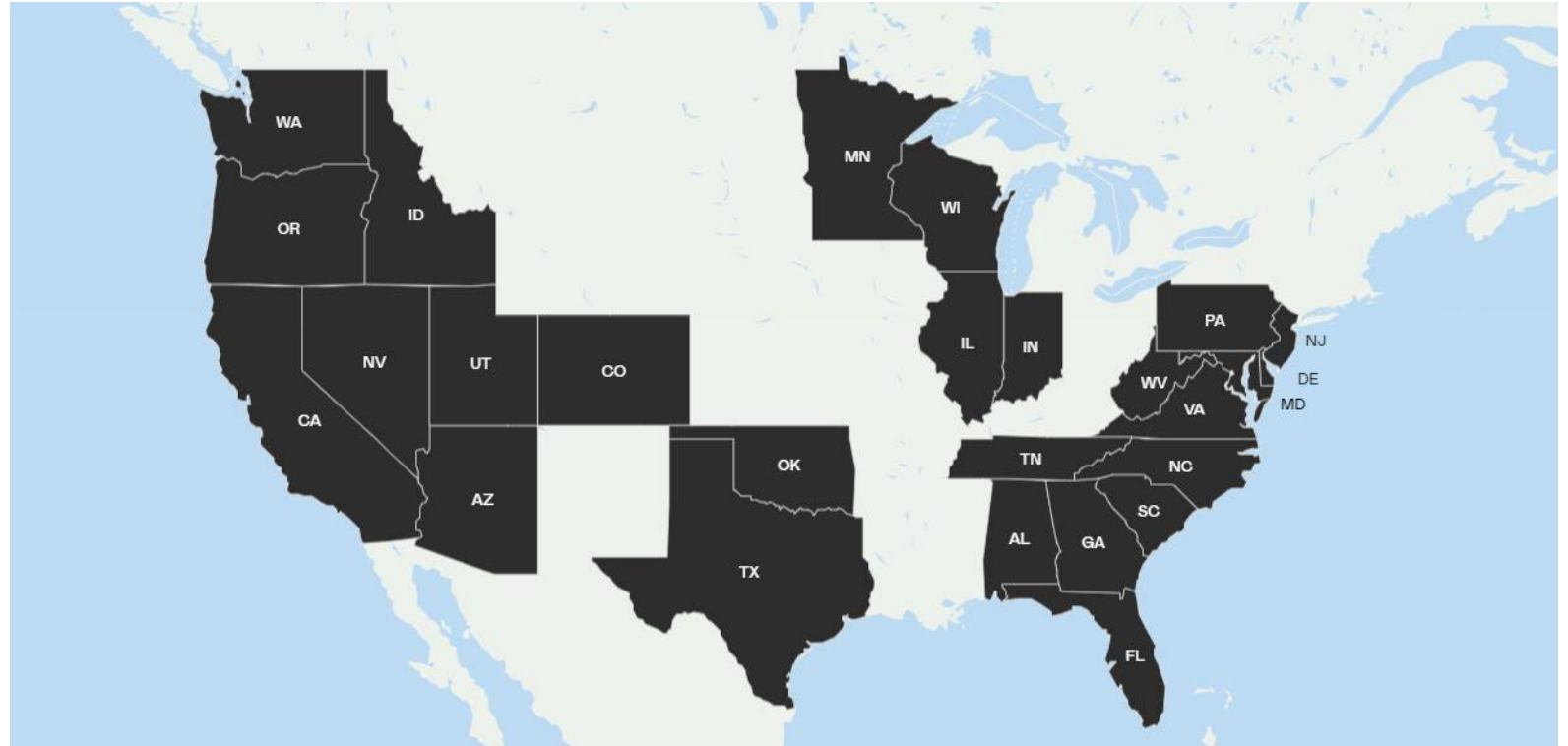
City of Aurora  
Planning & Zoning Commission

May 21, 2025

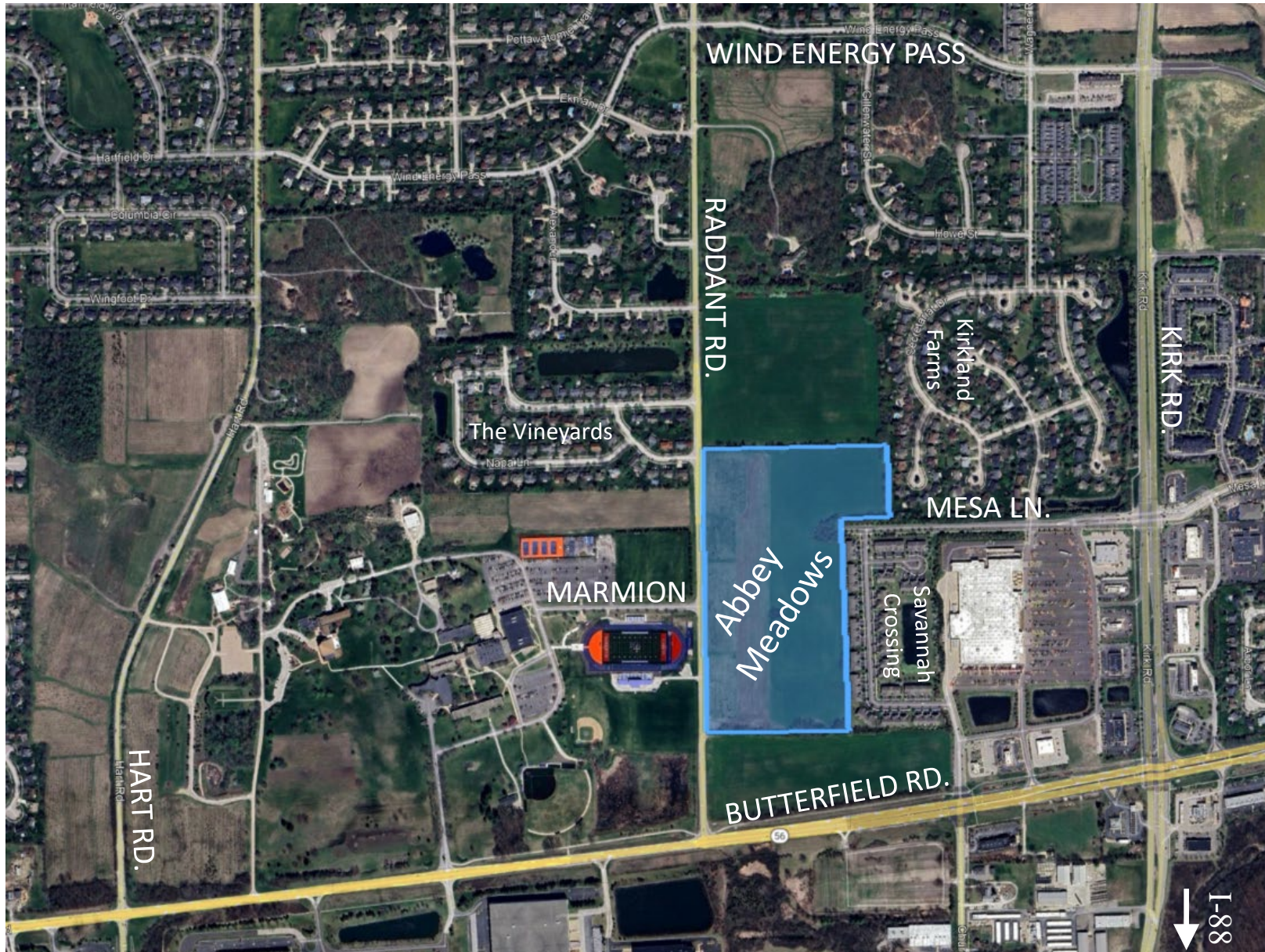
# LENNAR OVERVIEW



- Building homes since 1954
- Built over 1,100,000 homes
- 2<sup>nd</sup> 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

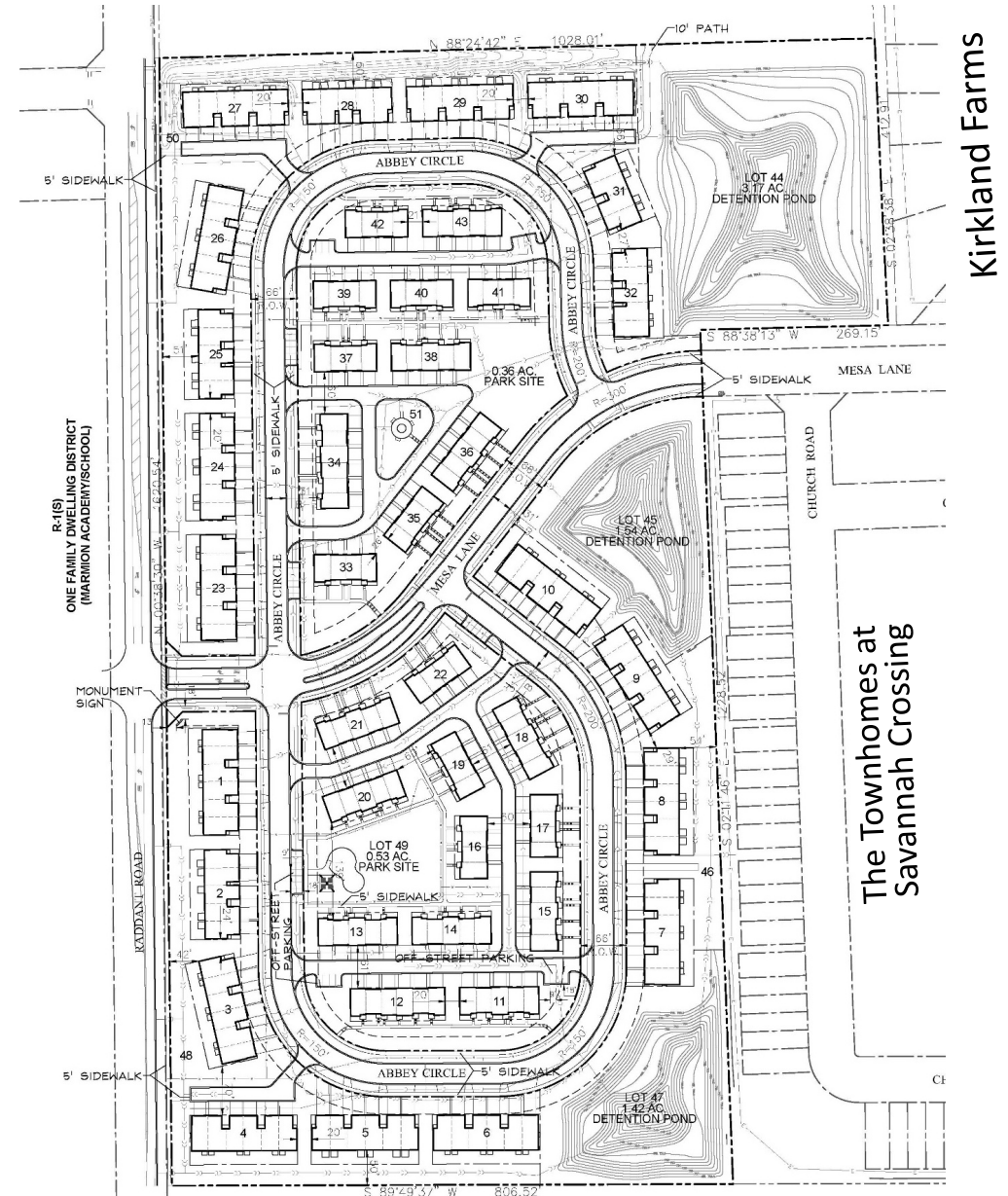




## Conforms to Preliminary Plan

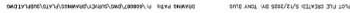
### Community Information:

- **Total Size: 31.9± acres**
- **Abbey Meadows Zoning:**
  - **Residential R-4(C) Zoning: 25.8± acres**
  - **Open Space OS-1(C) Zoning: 6.1± acres**
- **Home Type: Townhomes**
- **Total Homes: 220** (Traditional: 116, Urban: 104)
- **Total Buildings: 43** (Traditional: 20, Urban: 23)
- **Estimated Bedroom Mix: 100% 3-Bedroom**





## LENNAR



# Abbey Meadows - Final Landscaping

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Naturalized Stormwater Detention (Liberty Meadows photo)



Raddant Road Representative Landscape Buffer Photo



Community Monument Rendering (Raddant Rd & Mesa Ln)



# Abbey Meadows Community Amenity Space

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**PLAYGROUND & PAVILION**



# Abbey Meadows Community Amenity Space

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**SEATING AREA**



# Townhome Revisit from Preliminary Presentation

LENNAR



## 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



# Townhome Revisit from Preliminary Presentation

LENNAR



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



# Traditional Townhomes - Representative

LENNAR

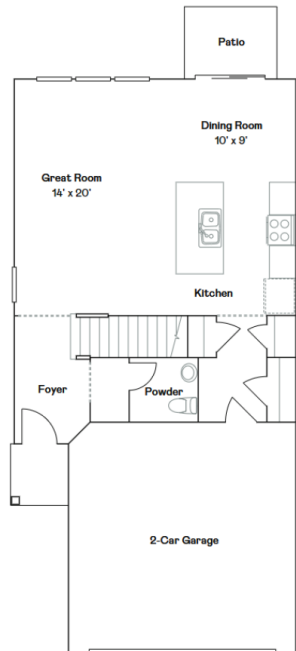
## 2 Story Homes, Traditional Front Garage



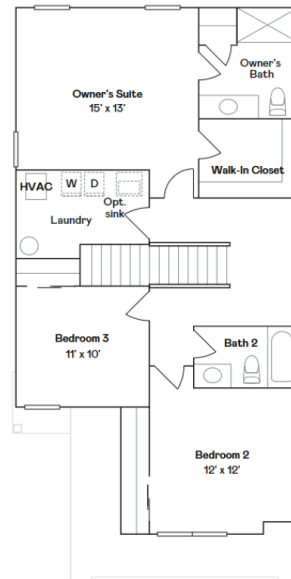


# Traditional Townhomes - The Marianne

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First Floor

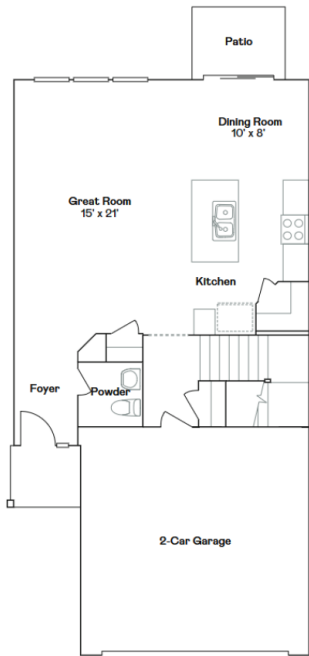


Second Floor

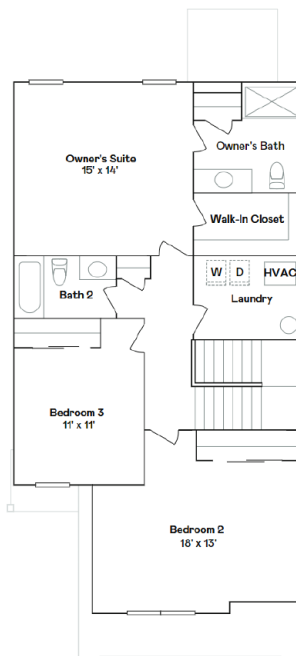


# Traditional Townhomes - The Charlotte

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First Floor



Second Floor





# Urban Townhomes - Representative Photos

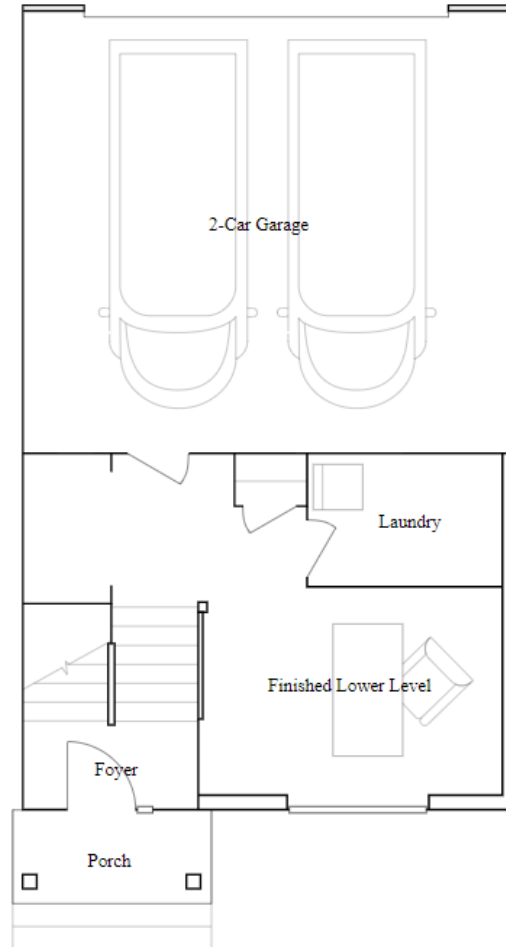
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Front 2 ½ Story, Rear Garage 3 Story

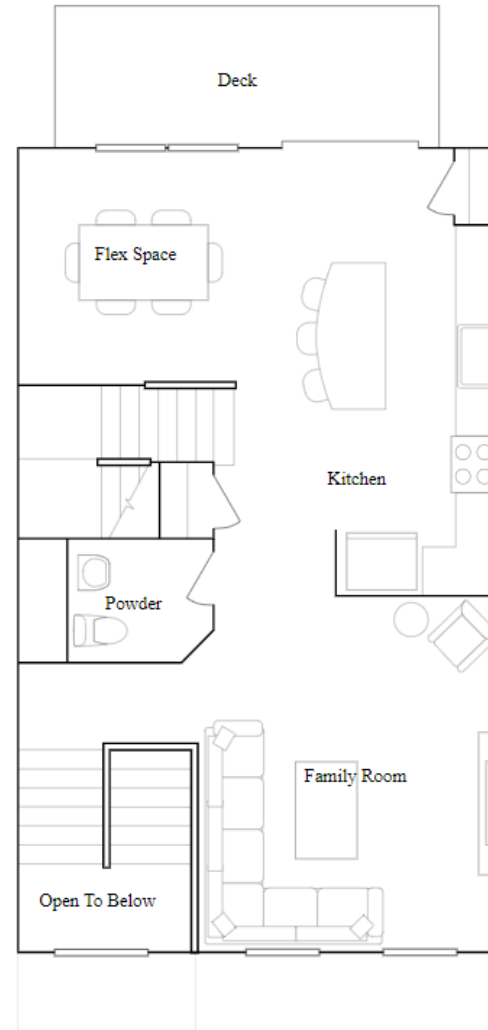


# Urban Townhomes – The Amhurst

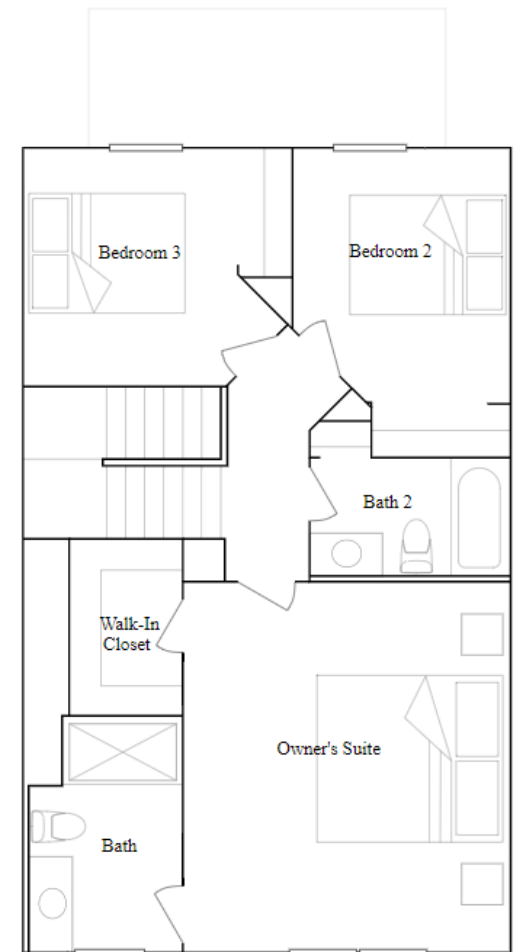
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Lower Level



First Floor



Second Floor



# Interior Photos – The Amhurst

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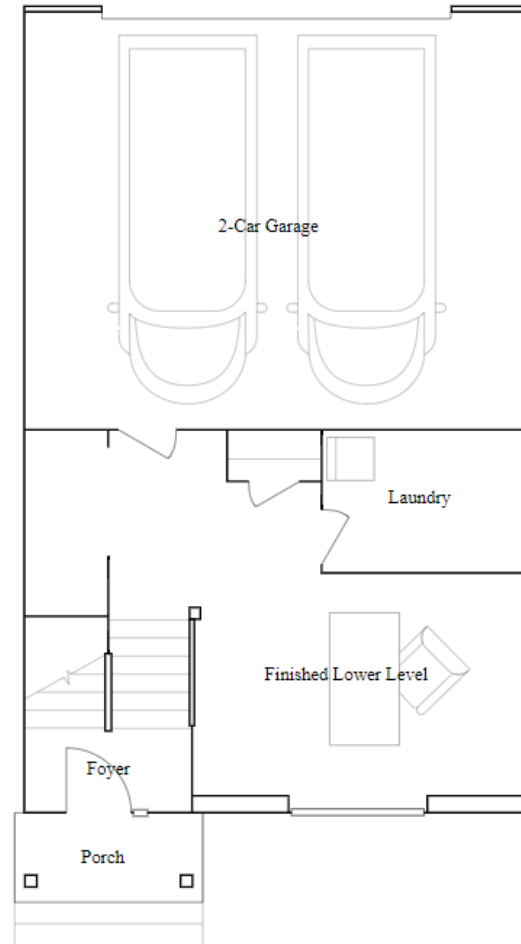
- 1764 Square Feet
- 3 Bedrooms
- 2 ½ Bathrooms
- 2-Car Garage



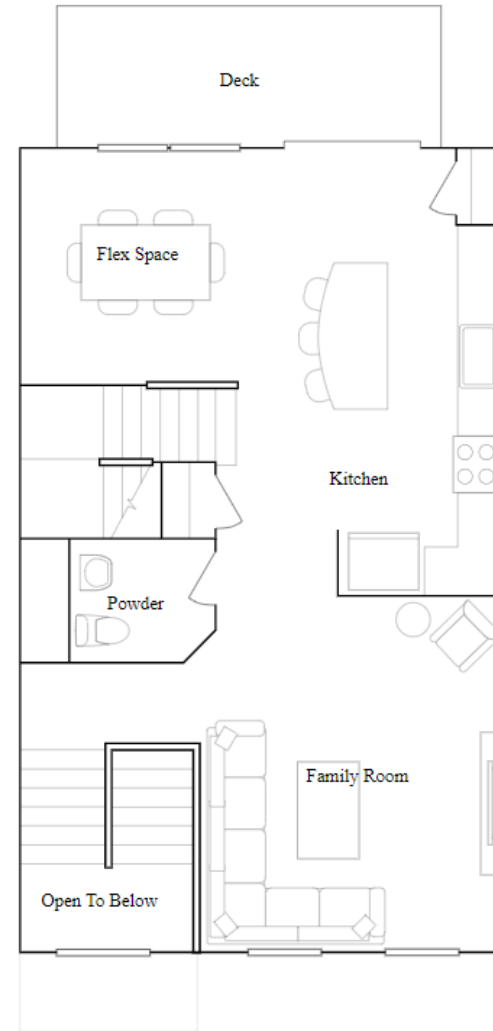


# Urban Townhomes – The Chelsea

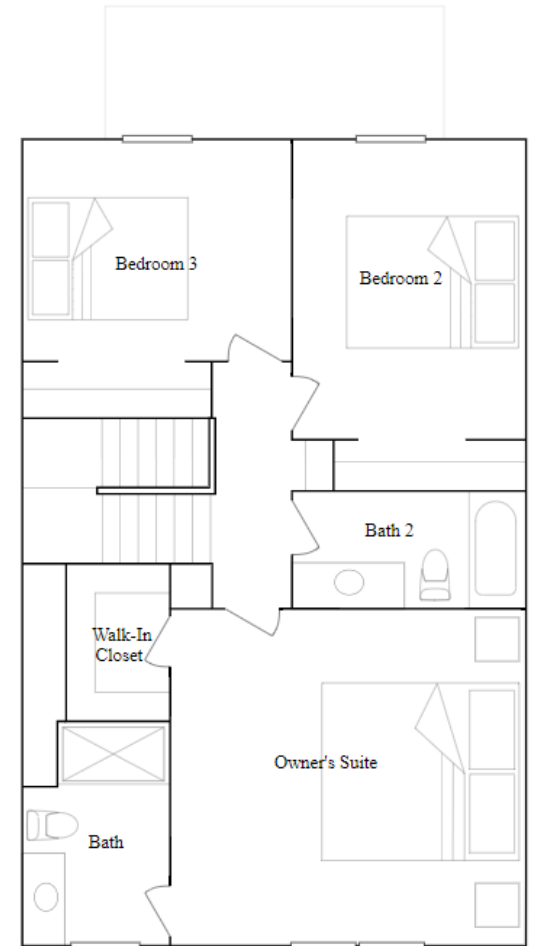
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Lower Level



First Floor



Second Floor

# Interior Photos – The Chelsea

LENNAR®

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





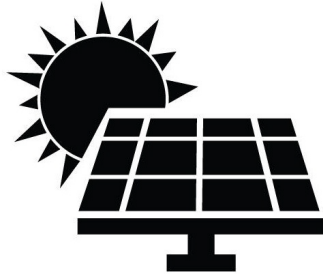
# Green Energy Preparation in All Homes

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- Electric Vehicles:

Conduit piping pre-installed from Electric Pannel to Garage



- Roof Solar Panels:

Conduit home run pre-installed from Electric Pannel to Attic



Homes to be built to Standards that meet or exceed Illinois Energy Star certification requirements including:

- **2x6 wall construction with R-21 Insulation**
- **R-38 Insulation in the Attic**
- **96% Efficient Furnace**
- **Blower Door Test certified by 3rd party verifying how well home is sealed**
- **Air Conditioner 13.4 Seer2 Efficiency Rating**
- **HVAC System equipped w/ERV (Energy Recovery Ventilator)**
- **Low-E Windows to reduce energy loss from inside the home**
- **Advanced Energy Sealing**
- **Dimmer and Motion Switches to reduce Energy Consumption**





# Traditional Townhomes (Denoting Carriage Lights)

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DARCY 2C

CHARLOTTE 1C

CHARLOTTE 3C

MARIANNE 1C

CHARLOTTE 2C

Carriage Lights on Each Side of Garage Door to be Included (2 lights per garage)



Non-Street Side Elevation (Marianne/Charlotte)



CHARLOTTE

MARIANNE

CHARLOTTE

CHARLOTTE

DARCY



Street Side Elevation (Darcy)

# Urban Townhomes (Denoting Carriage Lights)

LENNAR



**Front Elevation**



**Street Side Elevation**

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



**Rear Elevation**

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

Carriage Lights on Each Side of Garage Door to be Included (2 lights per garage)



**Non-Street Side Elevation**

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



# Thank you!

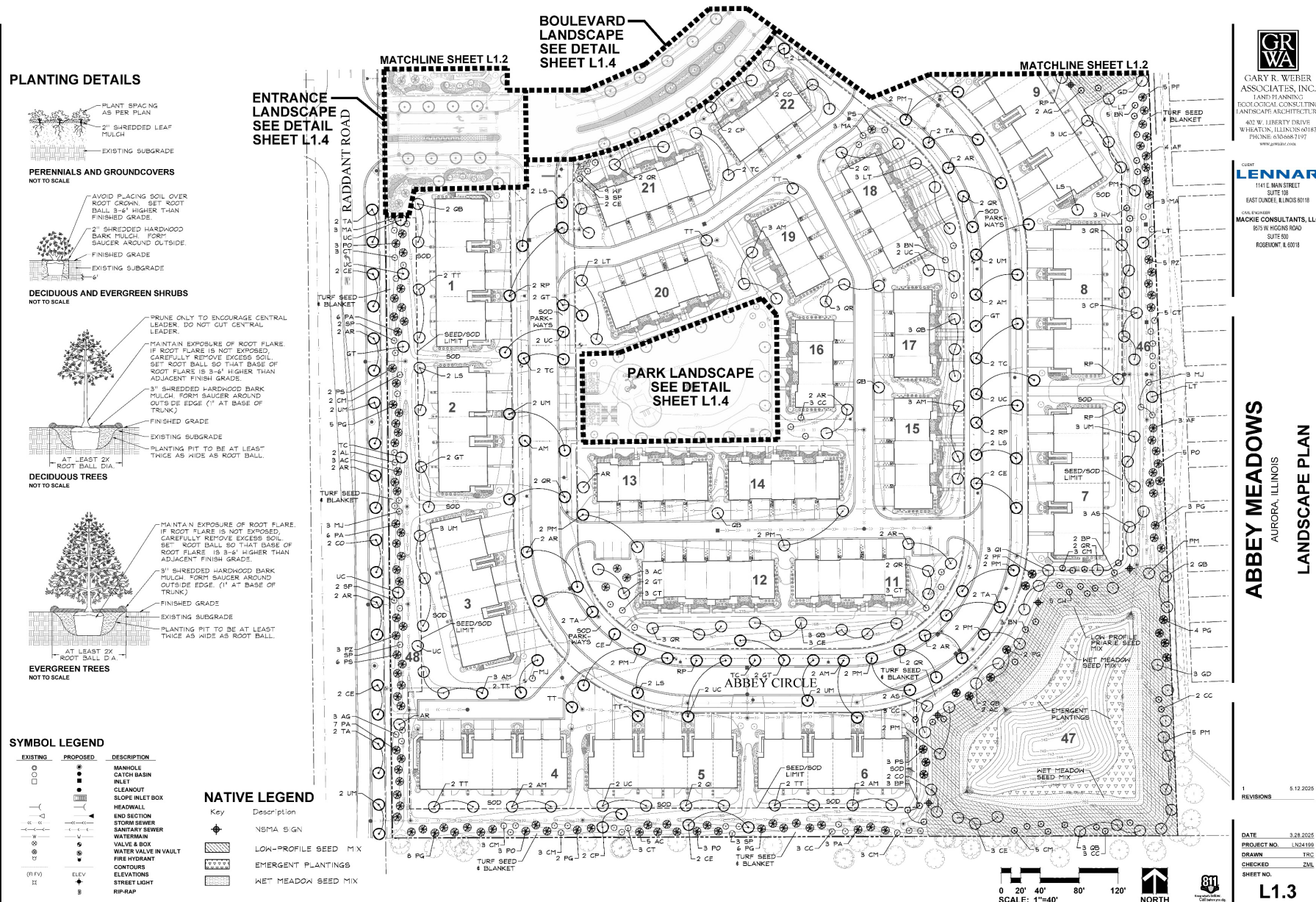
We look forward to  
Abbey Meadows being  
Aurora's Next New  
Neighborhood





# Abbey Meadows – Final Landscape Plan

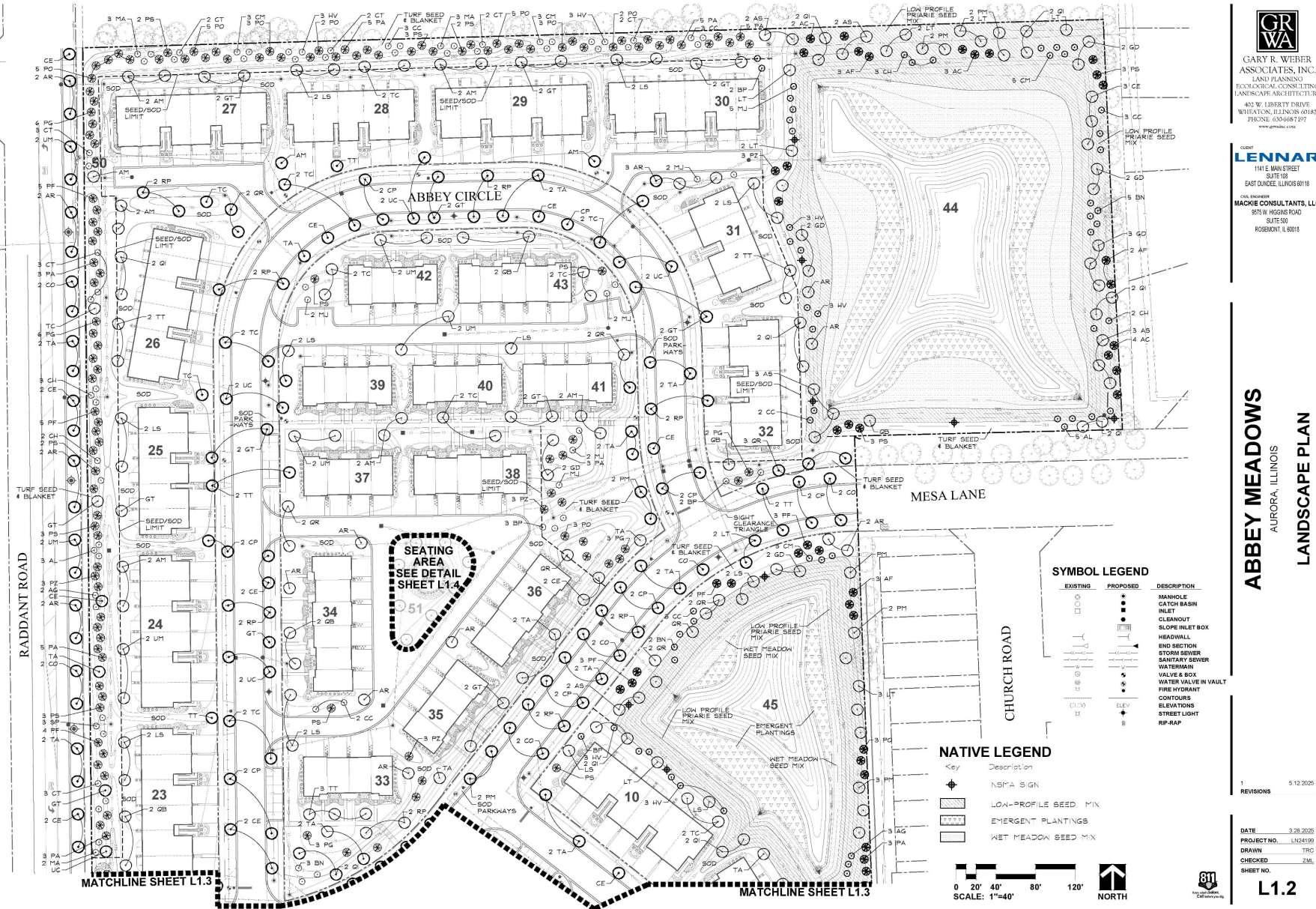
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# Abbey Meadows – Final Landscape Plan

LENNAR



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ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
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EAST DUNDEE, ILLINOIS 60118

CIVIL ENGINEER  
**MACKEY CONSULTANTS, LLC**  
820 W. HIGGINS ROAD  
SUITE 500  
ROSEMONT, IL 60016

**ABBEY MEADOWS**  
AURORA, ILLINOIS  
**LANDSCAPE PLAN**



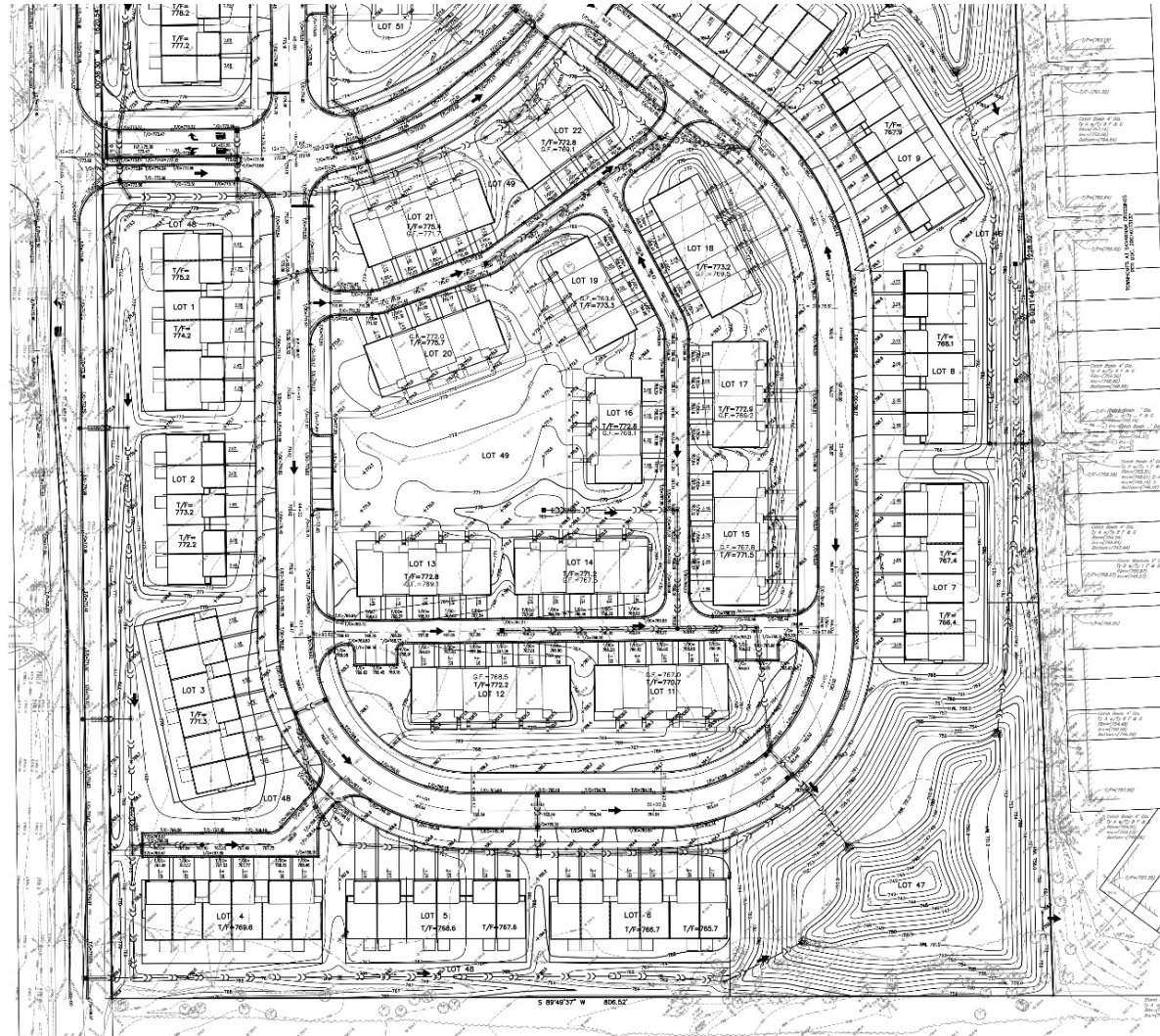
# Abbey Meadows – Final Engineering Plan

LENNAR



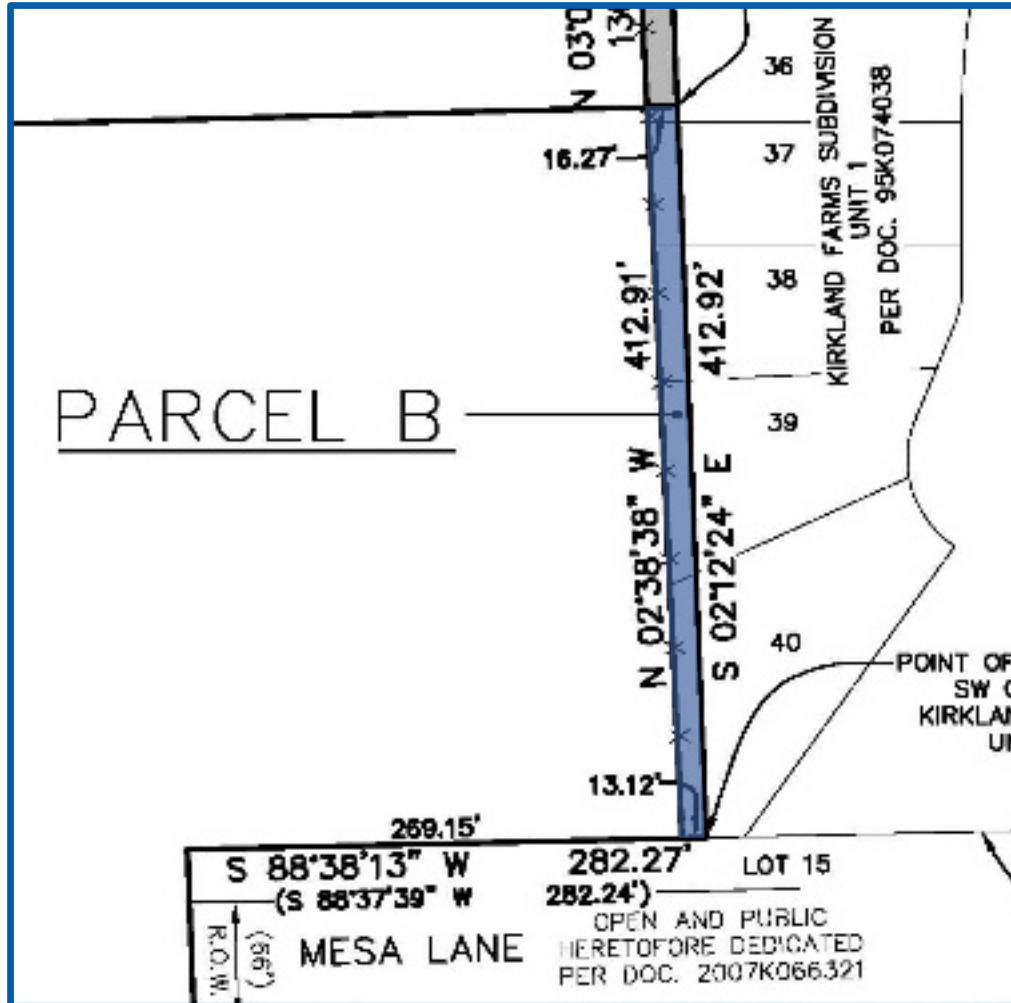
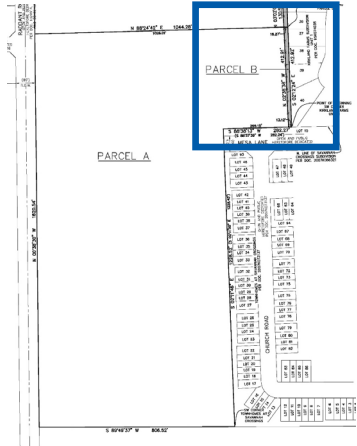


# Abbey Meadows – Final Engineering Plan



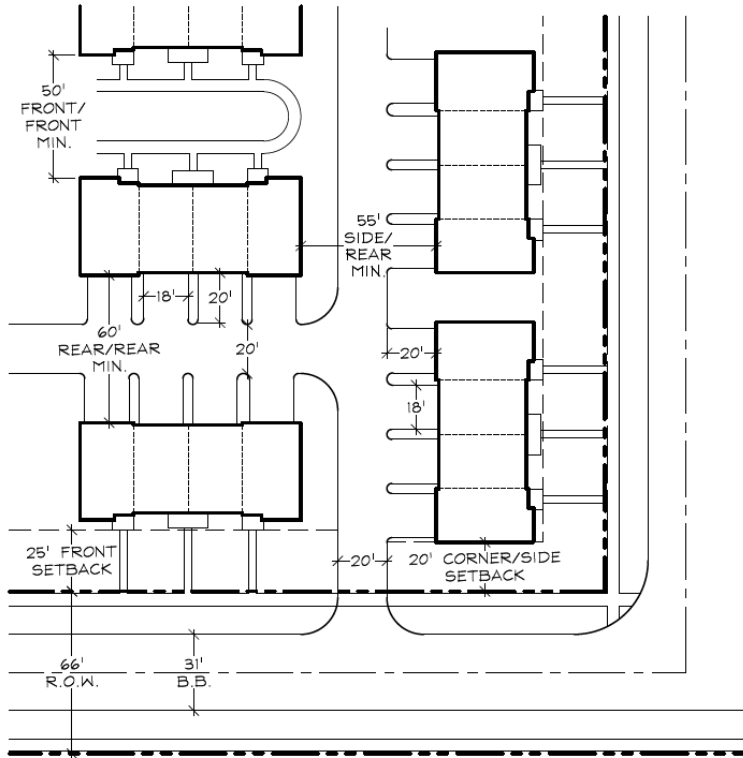
# R-1 Zoning Sliver revisit from Preliminary

Located east of Abbey Meadows and to be deeded to adjacent Kirkland Farms homeowners prior to recording the Final Plat



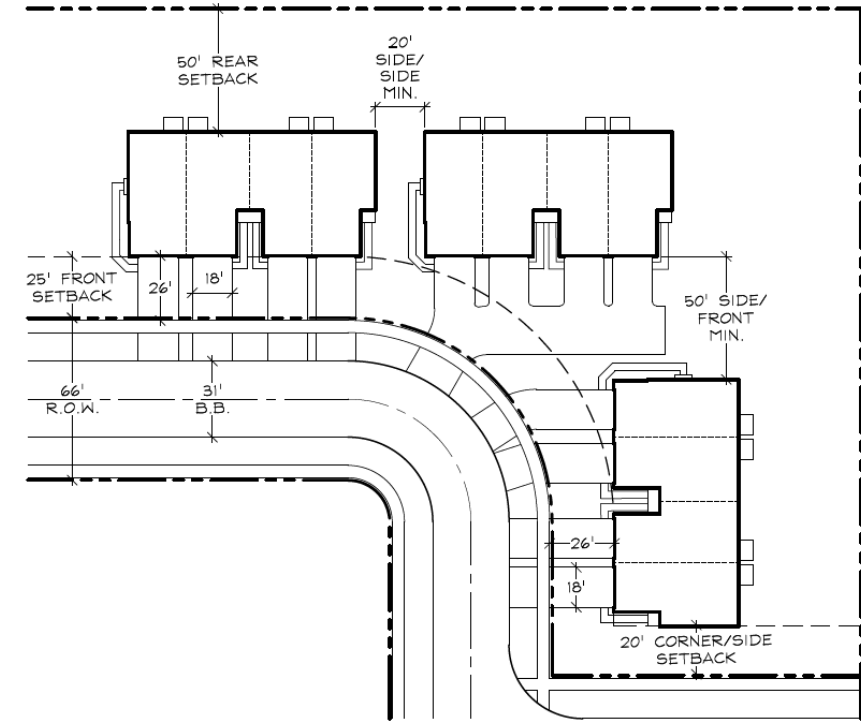


# Abbey Meadows - Typical Setbacks



**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