

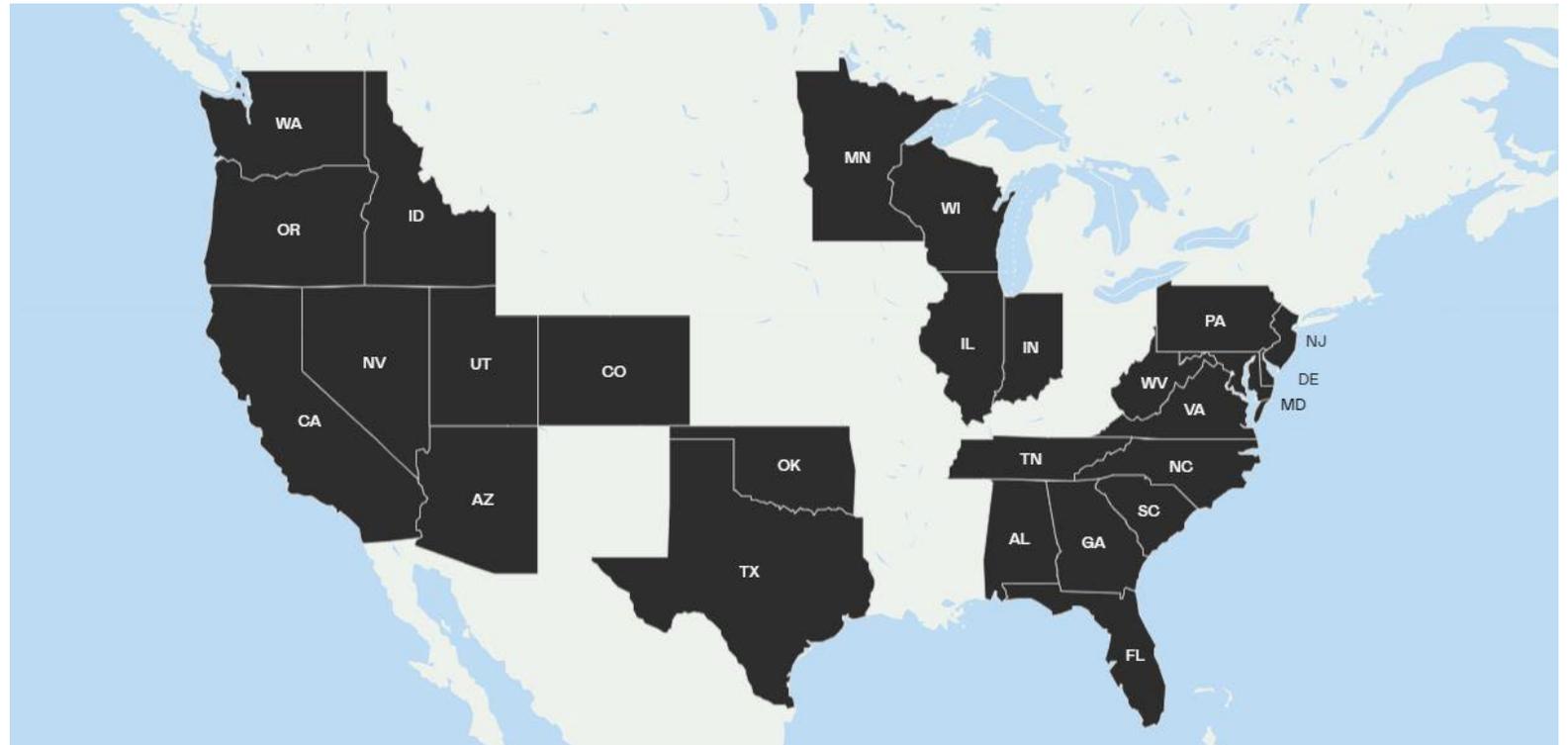
Abbey Meadows

City of Aurora
Planning & Zoning Commission

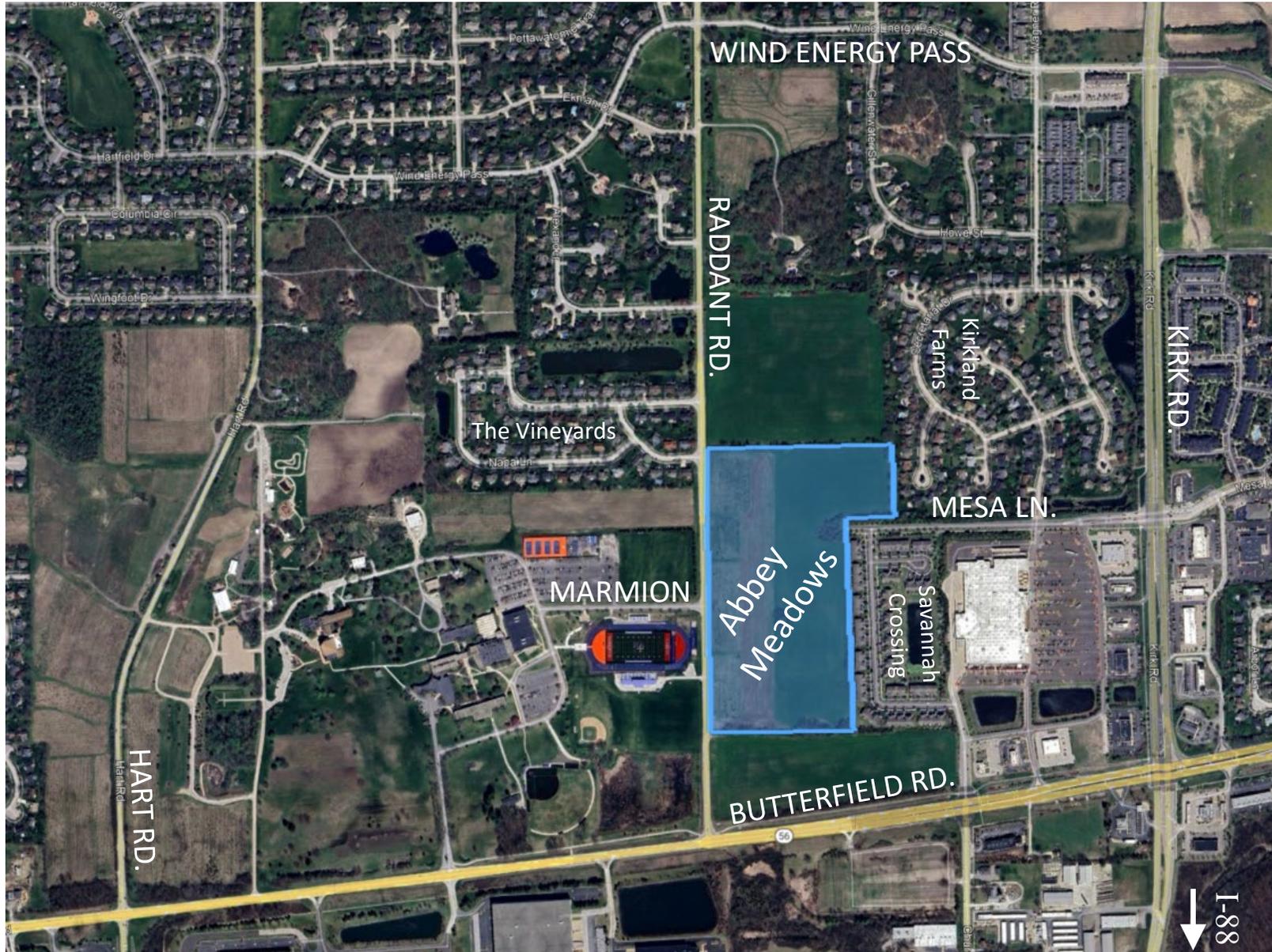
May 21, 2025

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

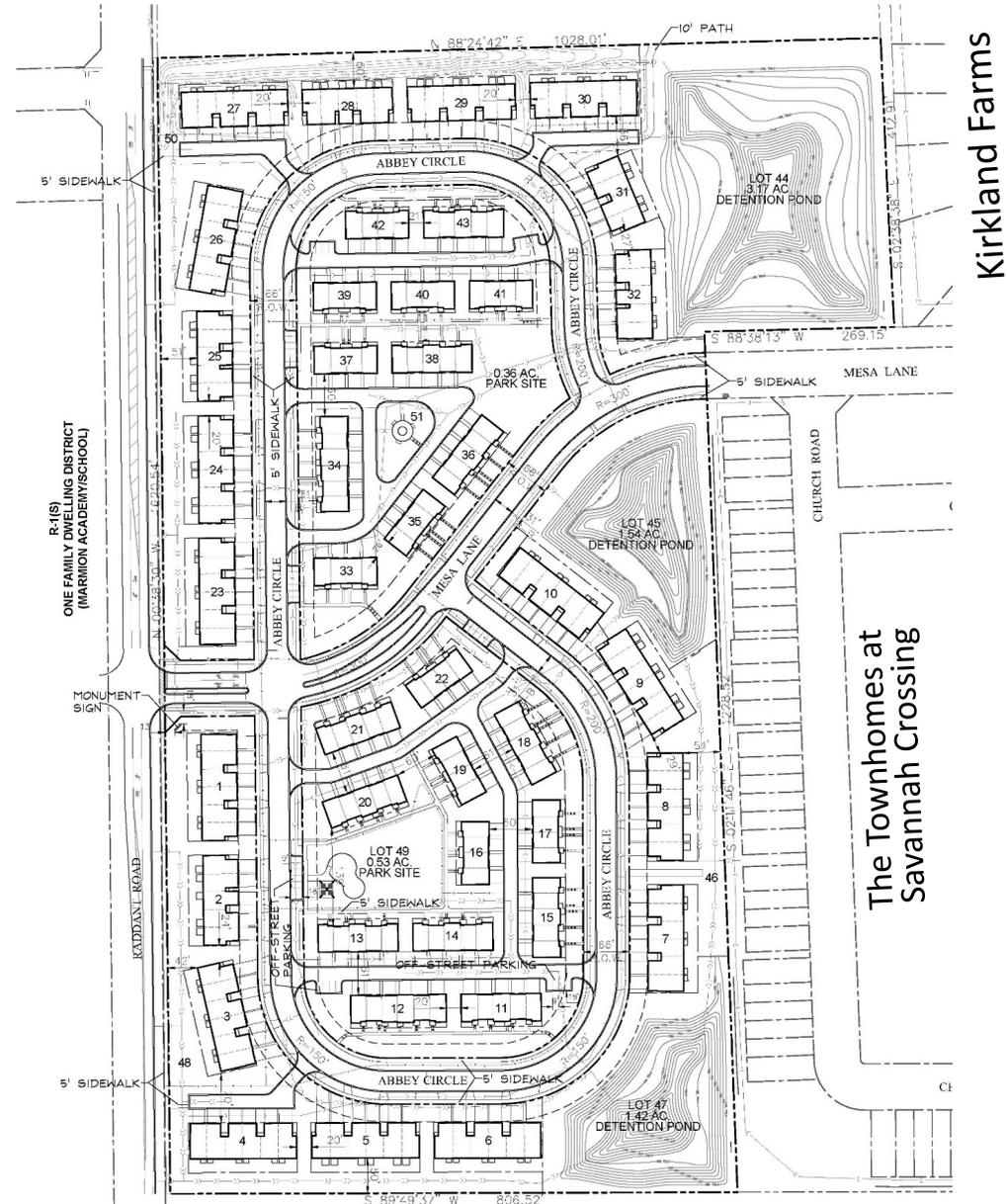


Abbey Meadows - Final Plan

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**



Kirkland Farms

The Townhomes at Savannah Crossing

Abbey Meadows - Final Landscaping



Naturalized Stormwater Detention (Liberty Meadows photo)



Raddant Road Representative Landscape Buffer Photo



Community Monument Rendering (Raddant Rd & Mesa Ln)

Abbey Meadows Community Amenity Space



PLAYGROUND & PAVILION

Abbey Meadows Community Amenity Space



SEATING AREA

Townhome Revisit from Preliminary Presentation



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



Urban (Rear Garage): Central Portion of the Community



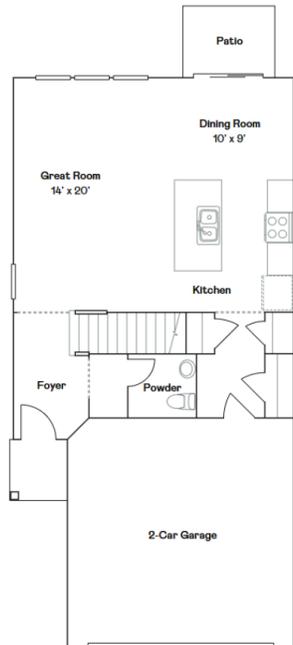
Floorplan	Amhurst	Chatham	Chelsea
Size	1764 Sq Ft	1994 Sq Ft	2221 Sq Ft
Bedrooms	3	3	3
Bathrooms	2.5	2.5	2.5
Garage Spaces	2	2	2
Driveway Spaces	2	2	2

Traditional Townhomes - Representative

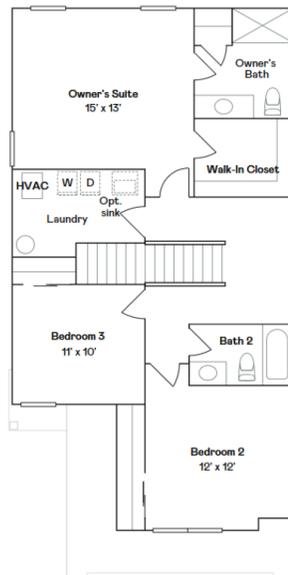
2 Story Homes, Traditional Front Garage



Traditional Townhomes - The Marianne



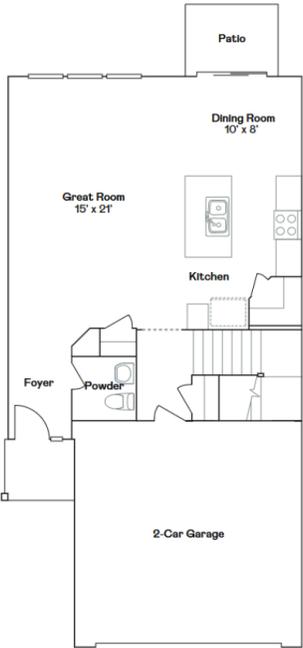
First Floor



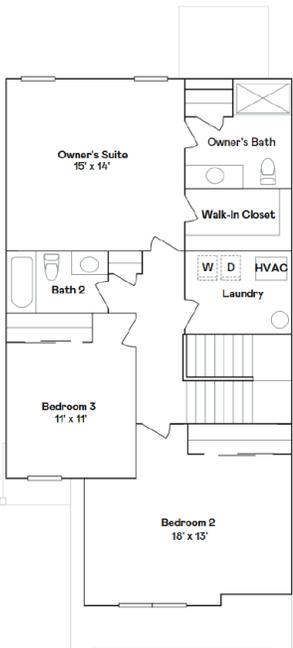
Second Floor



Traditional Townhomes - The Charlotte



First Floor



Second Floor



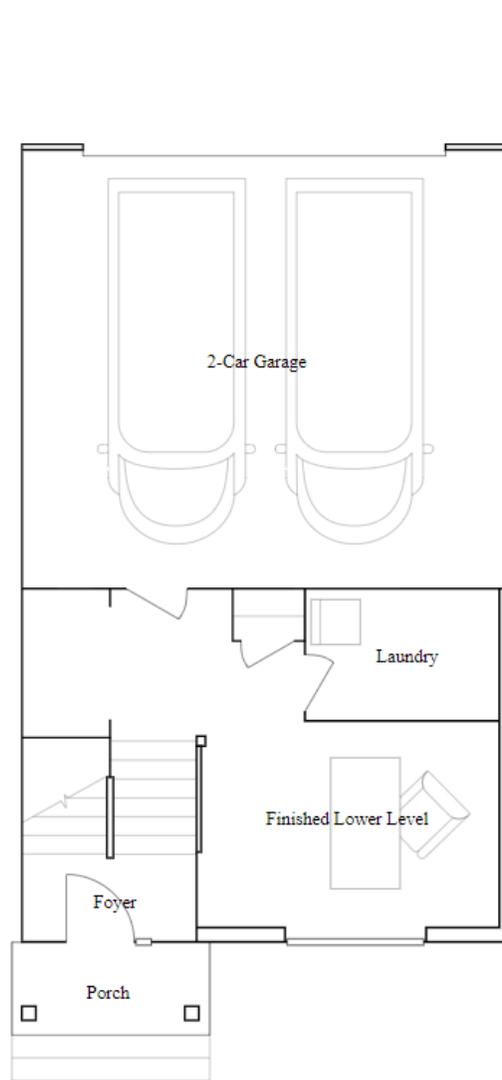
Urban Townhomes - Representative Photos

LENNAR

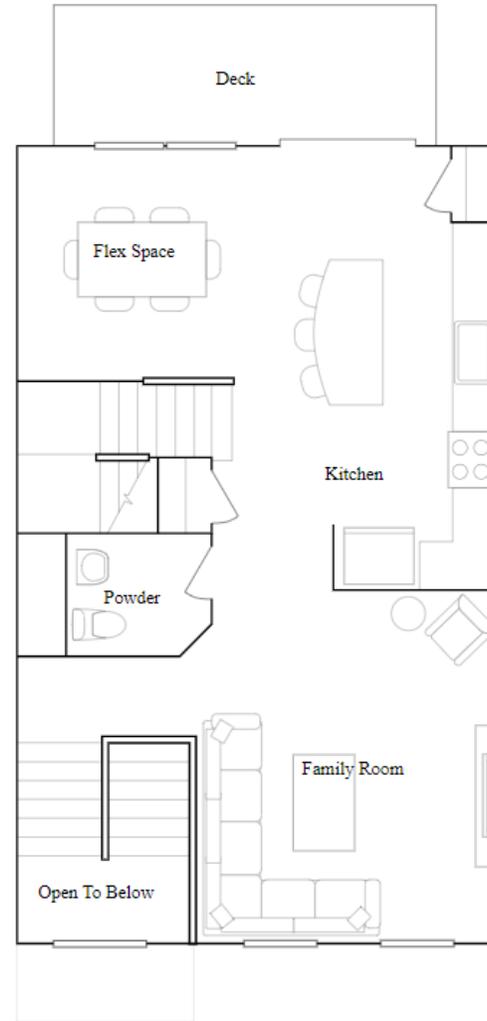
Front 2 ½ Story, Rear Garage 3 Story



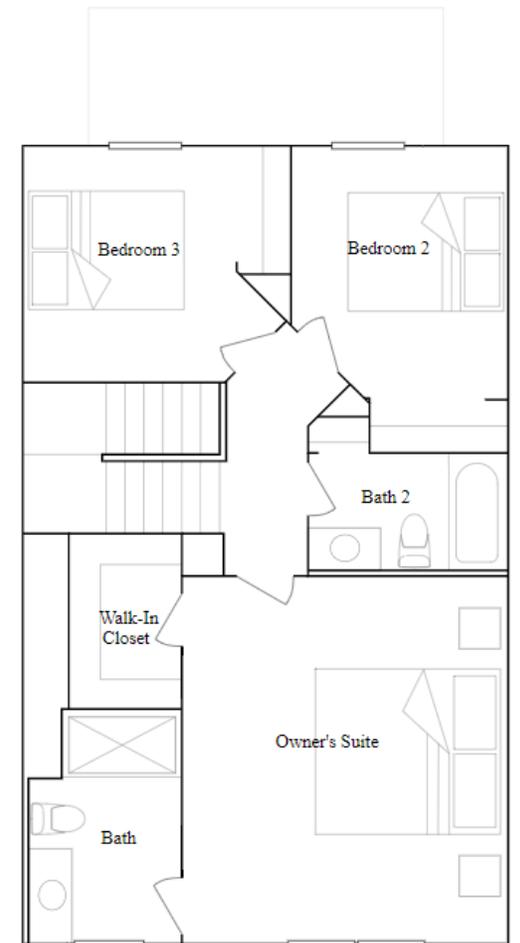
Urban Townhomes - The Amhurst



Lower Level



First Floor



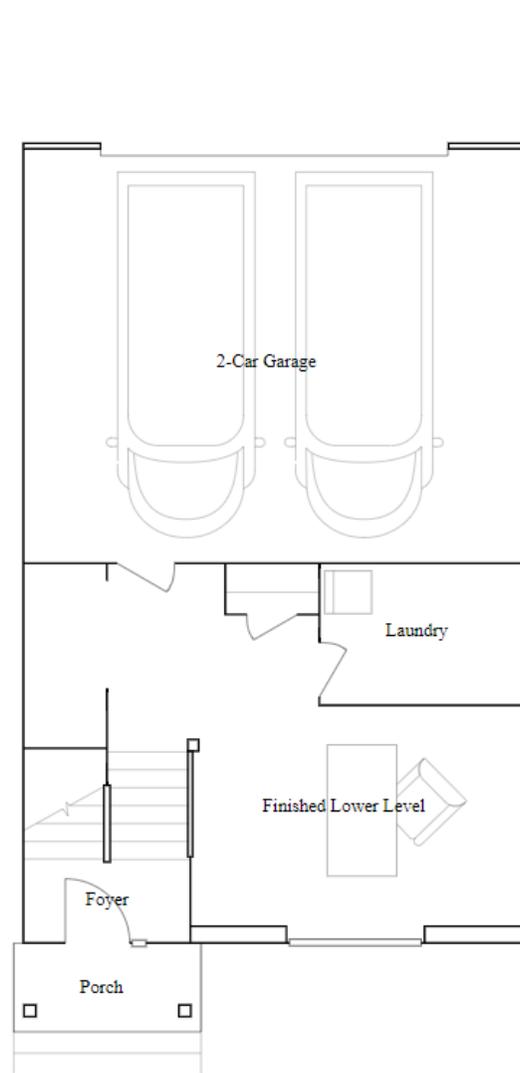
Second Floor

Interior Photos - The Amhurst

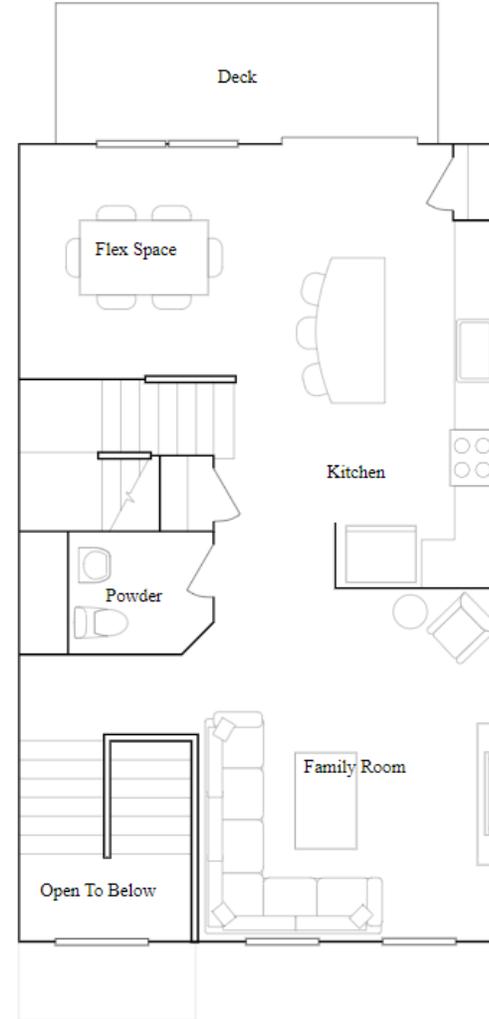
- 1764 Square Feet
- 3 Bedrooms
- 2 ½ Bathrooms
- 2-Car Garage



Urban Townhomes - The Chelsea



Lower Level



First Floor



Second Floor

Interior Photos - The Chelsea

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

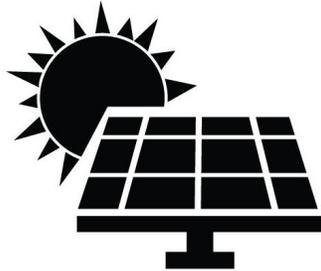


Green Energy Preparation in All Homes



- Electric Vehicles:

Conduit piping pre-installed from Electric Panel to Garage



- Roof Solar Panels:

Conduit home run pre-installed from Electric Panel 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)



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)



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"

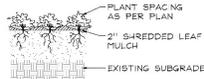
Thank you!

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



Abbey Meadows – Final Landscape Plan

PLANTING DETAILS



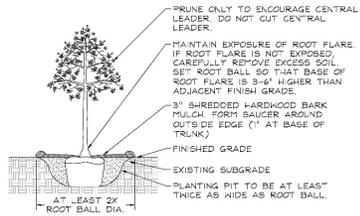
PERENNIALS AND GROUNDCOVERS

NOT TO SCALE



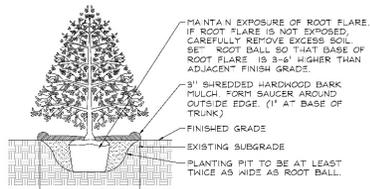
DECIDUOUS AND EVERGREEN SHRUBS

NOT TO SCALE



DECIDUOUS TREES

NOT TO SCALE



EVERGREEN TREES

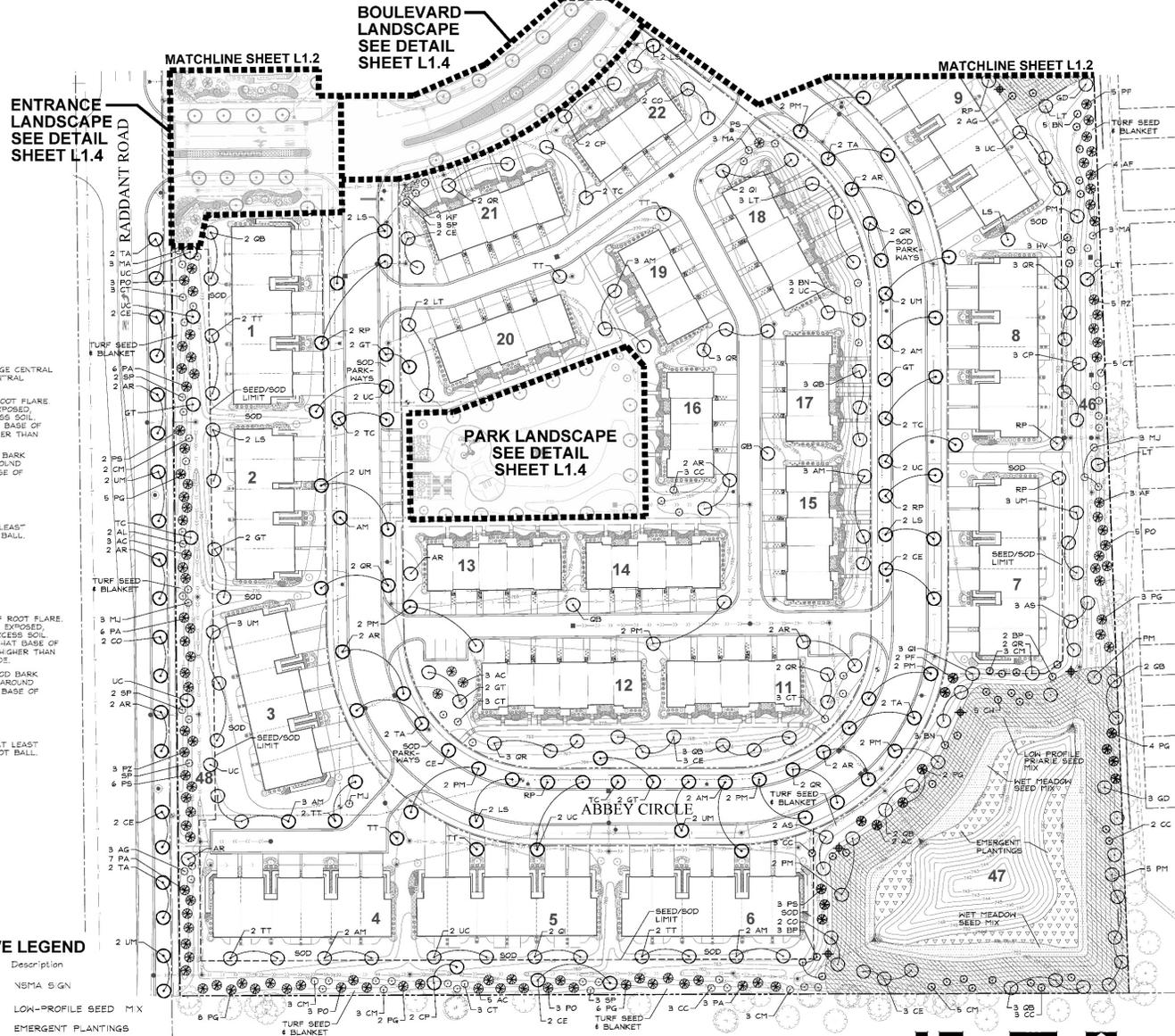
NOT TO SCALE

SYMBOL LEGEND

EXISTING	PROPOSED	DESCRIPTION
○	●	MANHOLE
○	●	CATCH BASIN
○	●	INLET
○	●	CLEANOUT
○	●	SLOPE INLET BOX
○	●	HEADWALL
○	●	END SECTION
○	●	STORM SEWER
○	●	SANITARY SEWER
○	●	WATERMAIN
○	●	VALVE & BOX
○	●	WATER VALVE IN VAULT
○	●	FIRE HYDRANT
○	●	CONTOURS
○	●	ELEVATIONS
○	●	STREET LIGHT
○	●	RI-RAP

NATIVE LEGEND

Key	Description
⊕	NSMA SIGN
▨	LOW-PROFILE SEED MIX
▨	EMERGENT PLANTINGS
▨	WET MEADOW SEED MIX



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PHONE: 630-687-7197
www.grow.com

CLIENT

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SUITE 100
EAST DUNDEE, ILLINOIS 60118
CIVIL ENGINEER
MACKIE CONSULTANTS, LLC
820 W. HICKORY ROAD
SUITE 500
ROSEMONT, IL 60018

ABBAY MEADOWS
AURORA, ILLINOIS
LANDSCAPE PLAN

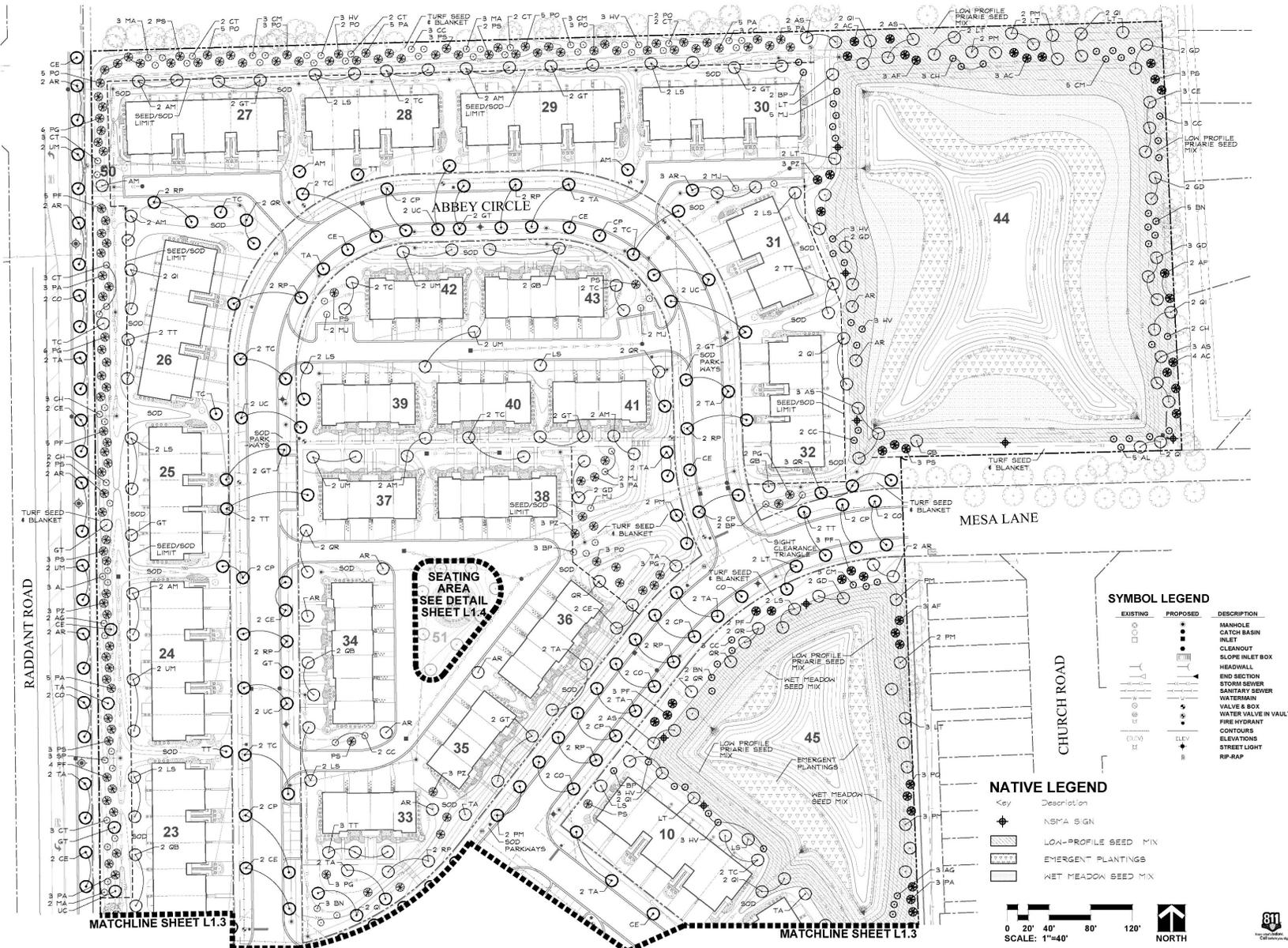
1 6.12.2025
REVISIONS

DATE 3.28.2025
PROJECT NO. LN24199
DRAWN TRC
CHECKED ZML
SHEET NO.

L1.3



Abbey Meadows - Final Landscape Plan

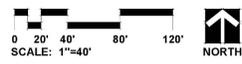


SYMBOL LEGEND

EXISTING	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	MANHOLE
(Symbol)	(Symbol)	CATCH BASIN
(Symbol)	(Symbol)	INLET
(Symbol)	(Symbol)	CLEANOUT
(Symbol)	(Symbol)	SLOPE INLET BOX
(Symbol)	(Symbol)	HEADWALL
(Symbol)	(Symbol)	END SECTION
(Symbol)	(Symbol)	STORM SEWER
(Symbol)	(Symbol)	SANITARY SEWER
(Symbol)	(Symbol)	WATERMAIN
(Symbol)	(Symbol)	VALVE & BOX
(Symbol)	(Symbol)	WATER VALVE IN VAULT
(Symbol)	(Symbol)	FIRE HYDRANT
(Symbol)	(Symbol)	CONTOURS
(Symbol)	(Symbol)	ELEVATIONS
(Symbol)	(Symbol)	STREET LIGHT
(Symbol)	(Symbol)	RP-RAP

NATIVE LEGEND

Symbol	Description
(Symbol)	NSMA SIGN
(Symbol)	LOW-PROFILE SEED MIX
(Symbol)	EMERGENT PLANTINGS
(Symbol)	WET MEADOW SEED MIX



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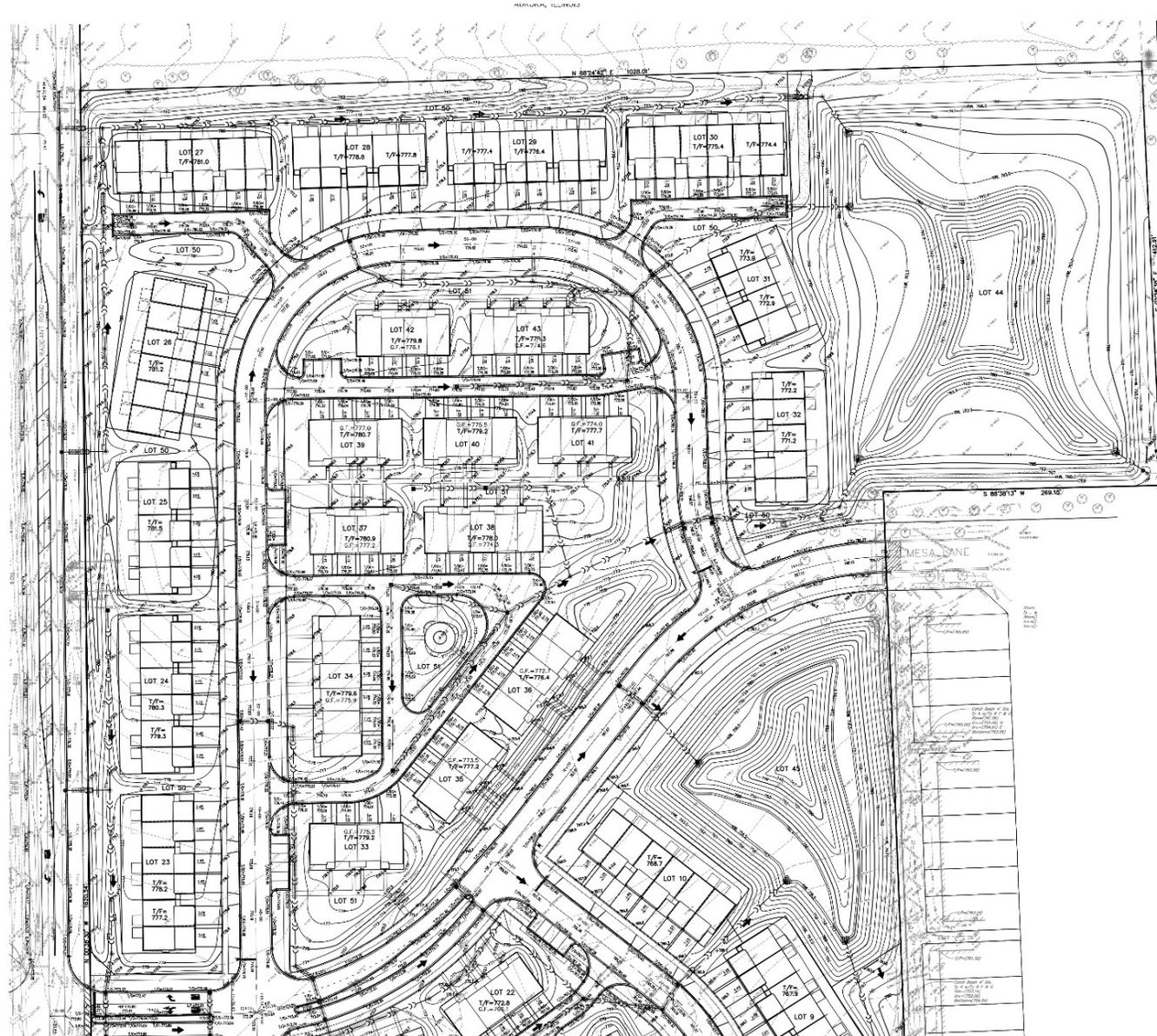
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 8070 W. HIGHWAY ROAD
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 ROSEMONT, IL 60015

ABBAY MEADOWS
 AURORA, ILLINOIS
LANDSCAPE PLAN

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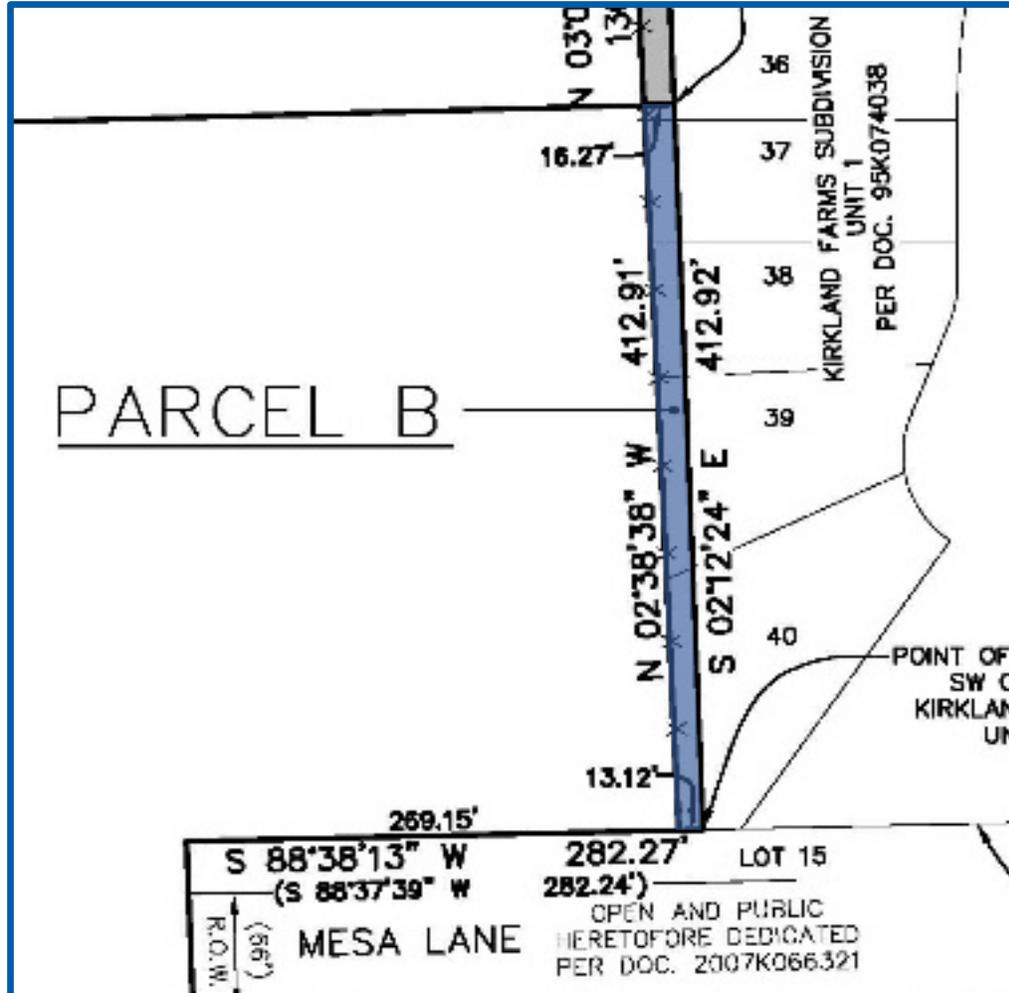
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L1.2

Abbey Meadows - Final Engineering Plan

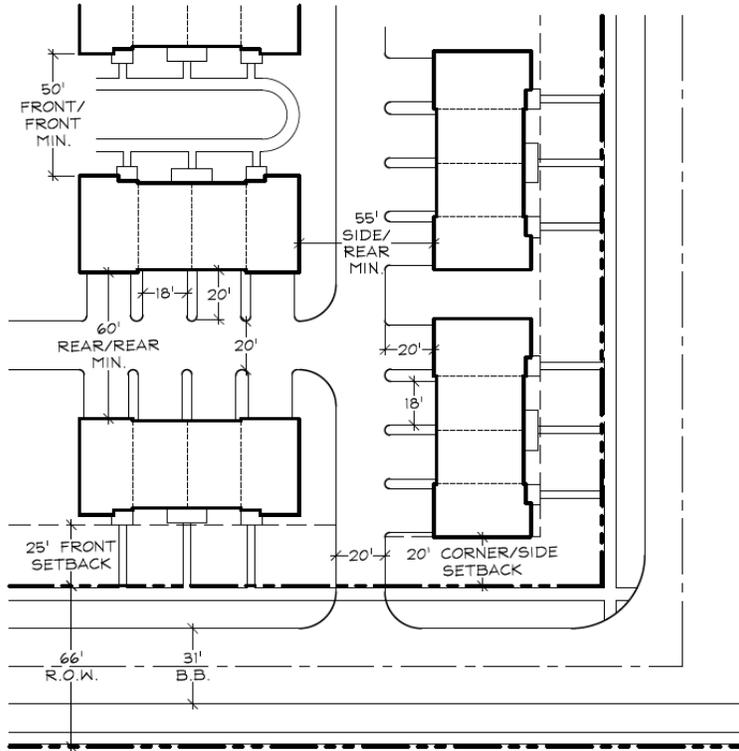


R-1 Zoning Sliver revisit from Preliminary

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

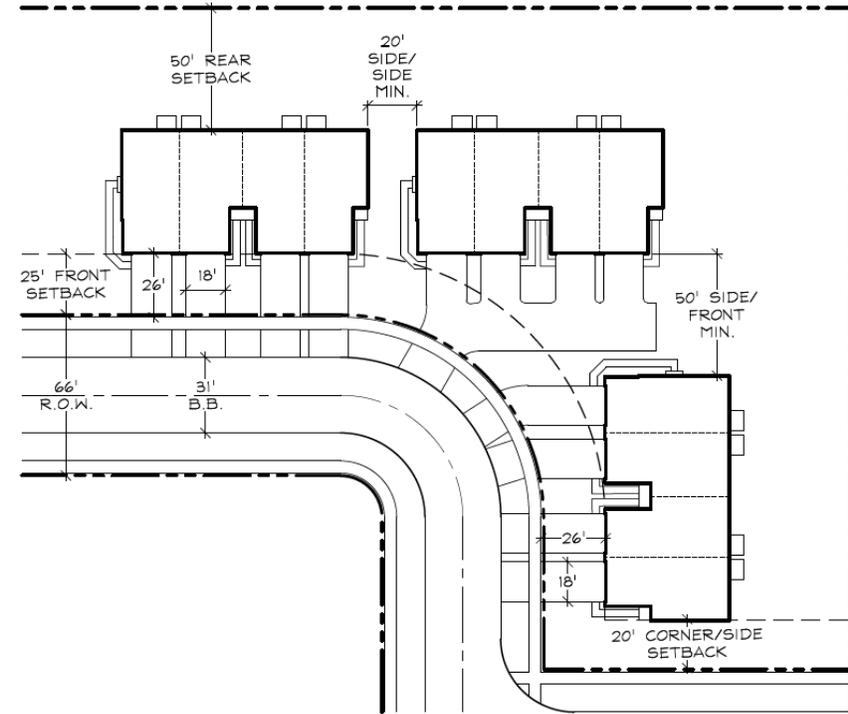


Abbey Meadows - Typical Setbacks



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