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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** RESOLUTION: AMENDING RYAN HOMES SETTLERS RIDGE ARCHITECTURE  
**AGENDA:** OCTOBER 4, 2022 VILLAGE BOARD MEETING  
**DATE:** SEPTEMBER 30, 2022

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**ISSUE**

Shall the Village Board approve an amendment of a Resolution Approving Architecture and Building Appearance Requirements for Ryan Homes (Settlers Ridge) in order to add an additional model home and building elevations.

**DISCUSSION**

The Village Board previously approved a Resolution Approving Architecture and Building Appearance Requirements for Ryan Homes (Settlers Ridge) (the “A&BAR”) on May 25, 2021 which governs the model types and elevation styles and features on new homes constructed in Settlers Ridge by Ryan Homes.

In response to market demand, Ryan Homes desires to increase the offering of ranch style homes by adding an additional model to the list of permitted models in the A&BAR.

Village staff is of the opinion the proposed addition is consistent with the architectural standards for Settlers Ridge in the Settlers Ridge PD District regulations. The Settler Ridge Homeowners Association has reviewed the proposed additional model and has provided their approval.

**ATTACHMENTS**

- Elevation drawings of Andover Model C, K, and L
- A Resolution Amending Resolution 2021-0525A (Approving Architecture Elevations and Other Building Appearance Requirements for Ryan Homes (Settlers Ridge))

**COSTS**

There are no costs associated with the requested action.

**RECOMMENDATION**

Village staff recommends the Village Board approve the Resolution Amending Resolution 2021-0525A (Approving Architecture Elevations and Other Building Appearance Requirements for Ryan Homes (Settlers Ridge)).



**Resolution # 2022-1004A**

**A RESOLUTION  
AMENDING RESOLUTION 2021-0525A (APPROVING ARCHITECTURE ELEVATIONS AND  
OTHER BUILDING APPEARANCE REQUIREMENTS FOR  
RYAN HOMES (SETTLERS RIDGE))**

**WHEREAS**, the Village is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution; and

**WHEREAS**, the Village Board is given the responsibility to approve architecture and other building appearance decisions in Settlers Ridge by the Annexation Agreement Amendment (Ordinance No. 2016-1213E, Document No. 2017K000658); and

**WHEREAS**, NVR Inc. d/b/a Ryan Homes, a corporation, is the owner of certain lots in Settlers Ridge Unit 1A and Unit 1B and desires to construct homes for sale therein; and

**WHEREAS**, the Village Board has determined that it is in the Village's best interest to amend the building appearance requirements for new construction in Settlers Ridge.

**NOW, THEREFORE, BE IT RESOLVED** by the President and Board of Trustees that the Village Board hereby authorizes amending the proposed building elevations, color package and other pertinent building appearance matters in the form and substance attached hereto as **Exhibit A**, and made a part hereof by this reference, and said approval shall apply only to lots in Settlers Ridge Unit 1A and Unit 1B.

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 4<sup>th</sup> day of October 2022.

ATTEST:

\_\_\_\_\_  
Jennifer Konen,  
President of the Board of Trustees

\_\_\_\_\_  
Alison Murphy,  
Village Clerk

	Aye	Nay	Absent	Abstain
Trustee Matthew Bonnie	_____	_____	_____	_____
Trustee Sean Herron	_____	_____	_____	_____
Trustee Heidi Lendi	_____	_____	_____	_____
Trustee Michael Schomas	_____	_____	_____	_____
Trustee Ryan Walter	_____	_____	_____	_____
Trustee James White	_____	_____	_____	_____

EXHIBIT A

**ARCHITECTURE AND BUILDING APPEARANCE REQUIREMENTS FOR  
RYAN HOMES (SETTLERS RIDGE)**

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- **Applicability.** The appearance approvals shall apply only to the models and elevations described herein and only to houses constructed on Lots 26, 27, 34, 42 thru 46, 60 thru 64, 66 thru 68, 70 thru 92, 125 thru 136, 141, 142, 144, 146 thru 148, 151 thru 153, 157, 159, 164 and 166 in Settlers Ridge Unit 1A and Unit 1B.
- **Models.** The following models and elevation styles are hereby permitted and approved:

<u>MODEL</u>		<u>ELEVATIONS</u>
York	3,656 sqft	A w/full porch; A w/full porch & brick front; B w/partial porch & brick front; C; K; L
Lehigh	3,010 sqft	A w/full porch; A w/full porch & brick front; B w/full porch; B w/full porch & brick front; C; K; L
Hudson	2,718 sqft	A w/full porch; A w/full porch & brick front; B w/partial porch & brick front; C; K; L
Columbia	2,424 sqft	A w/full porch; A w/full porch & brick front; B w/full porch; B w/full porch & brick front; C; K; L
Ballenger	2,114 sqft	A w/full porch; A w/full porch & brick front; B w/full porch; B w/partial porch & brick front; C w/partial porch; C w/full porch; K; L
Bramante (r) & Bramante with loft	1,666 sqft	A; A w/partial brick; B; K; L
Palladio (r)	1,947 sqft	A; A w/partial brick; B; B w/partial brick; K; L
Palladio w/loft (r)	2,626 sqft	A; A w/partial brick; B; B w/partial brick; K; L

Andover (r) 1,711 sqft (including the morning room) C, K; L

(r) = ranch

- Elevation identification refers to Ryan Homes identification nomenclature
- The full color illustrations of the building elevations and styles are kept on file in the Community Development Department office.
- Ryan Homes will sell no more than 6 each of Elevations A and B. Elevations C, K, and L will be at least 83% of the homes.

- **Building materials.**

- Hardie Side ® shall be the siding material on all sides of the houses.
- Architectural shingles shall be used on all houses.
- Corner trim shall be provided on all houses. All trim and garage doors shall be white.
- All model elevations having a porch shall have porch railings.
- Mailboxes and posts shall be black where mailboxes are deemed by the US Post Office.

- **Color schemes.** Ryan Homes will offer the following Hardie® colors:

English Wedgewood, Evening Blue, Night Gray, Brown Blaze, Iron Gray, Rugged Canyon, Montana Suede, Misty Shadow, Artic White, Light Mist, Cobblestone, Monterey Taupe, Sage Bush, Gray Slate, Pearl Gray, Deep Granite, Aged Pewter, Elegant Red, Deep Ocean, Navy Blue, Boothbay Blue

Representations of the approved colors are kept on file in the Community Development Department office.

- **Monotony requirements.**

1. Color Packages. Ryan Homes' color scheme packages are organized into the following groups. No color in the color scheme package group shall be next door or across the street from any color in the same color scheme package group:

Group 1: English Wedgewood, Evening Blue, Night Gray

Group 2: Brown Blaze, Iron Gray, Rugged Canyon, Montana Suede, Misty Shadow

Group 3: Artic White, Light Mist, Cobblestone, Monterey Taupe

Group 4: Sage Bush, Gray Slate, Pearl Gray, Deep Granite, Aged Pewter

Group 5: Elegant Red

Group 6: Deep Ocean, Navy Blue, Boothbay Blue

2. Model Elevations. Ryan Homes will not build the same house type with the same elevation on either side or directly across the street.

- **Garages.**

- Three-car garage option shall be available for all models on lots that can accommodate a three-car garage.
- Windows and textured surfaces on garage doors shall be provided for all models and elevations.

- **Special-attention lots (Lots 70 thru 75, inclusive).** Settlers Ridge has a number of lots identified as requiring side and/or rear elevation enhancements due to their location, including Lots 70 thru 75, inclusive. Builder will apply trim around all windows on the rear elevation of models constructed on

special attention lots and will provide at least two ranch style models or a covered porch on the rear elevation on the special attention lots.

- **Natural area lots/parcels.** There exists one or more natural area lots/parcels that are common area lots/parcels (“natural areas”) in the Settlers Ridge subdivision. Ryan Homes has a number of lots that are adjacent these natural areas. Ryan Homes will exercise all due caution to protect said natural areas during construction on their adjacent lots and if there may be any damage to said natural areas caused by construction and development of their lots Ryan Homes will perform said restoration in accordance with the Settlers Ridge Homeowners Association (HOA) requirements. The restoration process is not simply reseeding the affected area. The restoration process is a rigorous three-year effort that will need attention multiple times over a three-year period by a qualified native landscape contractor approved by the HOA until the damaged native area has been reestablished. The Village reserves the right to withhold occupancy permits if restoration efforts are not commenced in a timely manner taking into account the season of the year.











