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## **VILLAGE OF SUGAR GROVE BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** RESOLUTION: SETTLER'S RIDGE REAR LOAD ARCHITECTURE APPROVAL  
**AGENDA:** FEBRUARY 18, 2025 VILLAGE BOARD MEETING  
**DATE:** FEBRUARY 7, 2025

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### **ISSUE**

Shall the Village Board adopt a resolution approving Architecture and Building Appearance Requirements for Settlers Ridge Subdivision rear loaded lots in phase 1.

### **DISCUSSION**

The Village Board discussed the proposed architecture for the rear loaded lots at the previous Village Board meeting on February 4, 2025. Overall, the Board seemed to like the proposal and did not express any concerns over the architecture.

Section II.b.10 of the governing Amendment to Annexation Agreement – Settler's Ridge (Document No. 2017K000658) provides that "the Village Board, in its absolute discretion, shall have the right to approval of all architectural elevations and standards and landscaping standards at the time of each Subdivision Approval or prior to issuance of a building permit." Accordingly, all Architecture and Building Appearance Requirements for each phase of Settlers Ridge must be approved by the Village Board. This is to govern the model types and elevation styles and features on new homes constructed in Settlers Ridge.

Ryan Homes, as developer for Settlers Ridge, has recently been working on an agreement to purchase 41 remaining rear loaded lots in the first phase of Settlers Ridge. They have submitted the attached elevations and models for approval. These models are similar to the existing rear load models in Settlers Ridge.

### **ATTACHMENTS**

- Resolution approving Architecture Elevations and Other Building Appearance Requirements
- Elevation package

### **COSTS**

All costs associated with the architectural review are borne by the Applicant.

**RECOMMENDATION**

Village staff recommends the Village Board approve the Resolution approving Architecture Elevations and Other Building Appearance Requirements.



**RESOLUTION NO. 2025-0218\_\_**

**RESOLUTION APPROVING  
ARCHITECTURE ELEVATIONS AND OTHER BUILDING APPEARANCE  
REQUIREMENTS FOR SETTLERS RIDGE PHASE 1 REAR LOAD LOTS**

**WHEREAS**, the Village of Sugar Grove (“Village”) is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution of 1970, and accordingly, acts pursuant to the powers granted to it under 65 ILCS 5/1-1 et seq. and other applicable law; 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**, TRG Venture Two, LLC, is the owner of certain lots in Settlers Ridge Phase I and desires for Ryan Homes to develop said lots and construct homes for sale therein; and,

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

**NOW, THEREFORE, BE IT HEREBY RESOLVED** by the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois herby authorizes approval of the proposed building elevations, and other pertinent building appearance matters in substantially the same form and substance attached hereto as Exhibit A, and made part hereof by this reference, and said approval shall apply only to rear load lots in Settlers Ridge Unit 1A.

**PASSED AND APPROVED** by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on the 18<sup>th</sup> day of February 2025.

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Jennifer Konen,  
President of the Board of Trustees

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Tracey Conti,  
Village Clerk

	<b>Aye</b>	<b>Nay</b>	<b>Absent</b>	<b>Abstain</b>
Trustee Matthew Bonnie	___	___	___	___
Trustee Sean Herron	___	___	___	___
Trustee Heidi Lendi	___	___	___	___
Trustee Sean Michels	___	___	___	___
Trustee Michael Schomas	___	___	___	___
Trustee James F. White	___	___	___	___



**41 Neo Traditional Lots**  
**Jan 2025**



# Lot Plan





# Product Lineup and Specs

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- ◆ 3 House Types
- ◆ Various Elevations
- ◆ Full Basements
- ◆ 3+ Beds, 2.5+ Baths
- ◆ All have 2-car rear garages
- ◆ All have front porches
- ◆ Most elevations have Masonry

## Community Specs

- ◆ Hardie Plank Siding (current approved colors)
- ◆ Enhanced Monotony rules, predetermine siding colors.
- ◆ Railings on Front Porches
- ◆ Full Sod and Front Plant Package
- ◆ White trim, garage doors, and corner trim
- ◆ Black Mailboxes
- ◆ Side window trim on lots that side a road (high impact lots)



# Robert Frost 1736 to 2657 Finished Square Footage

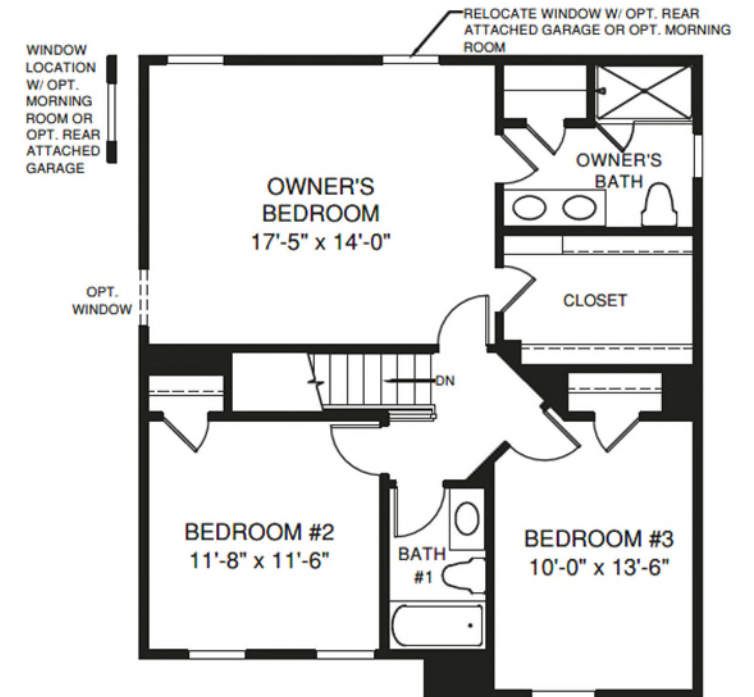
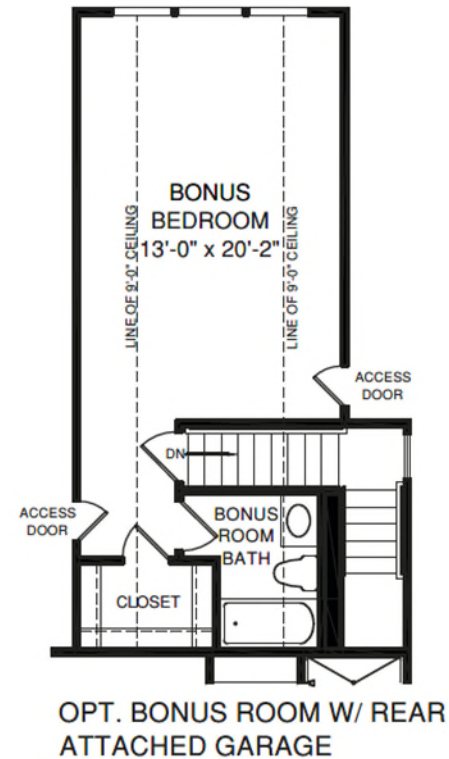
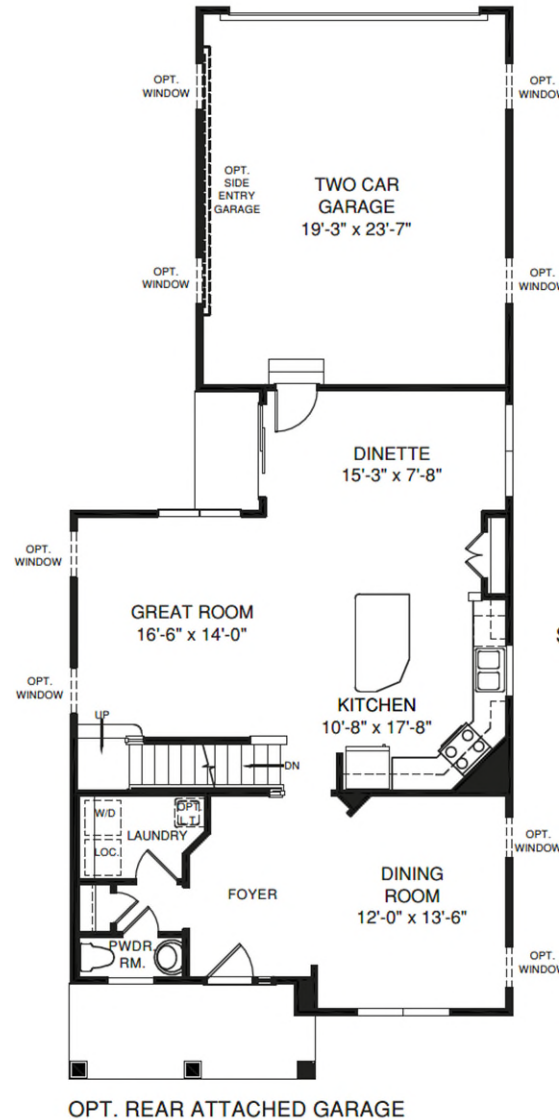


ELEVATION L

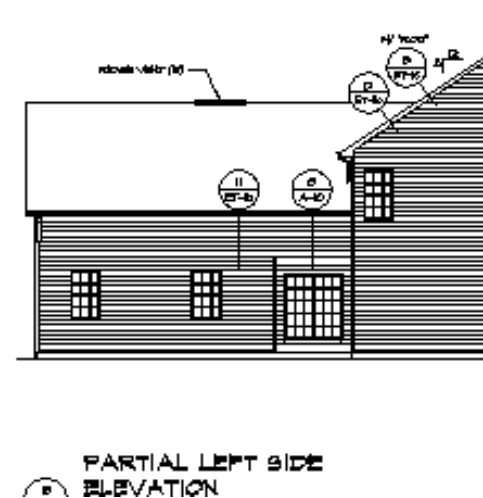
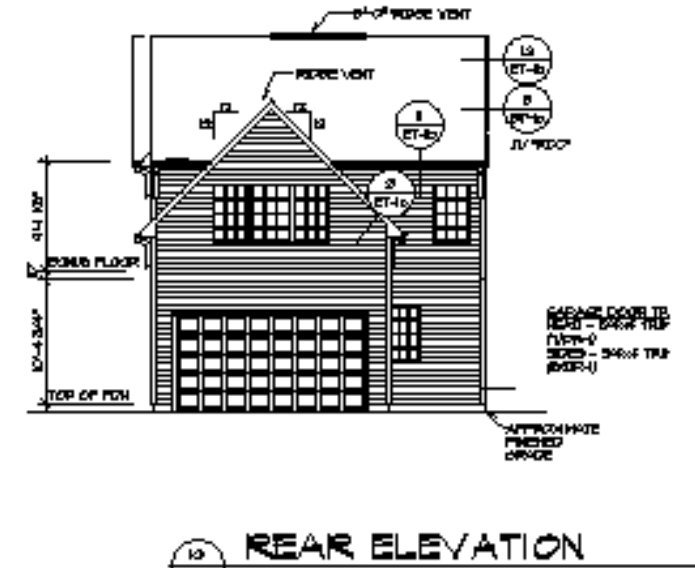


ELEVATION M









# Ernest Hemingway 1983 to 3005 Finished Square Footage

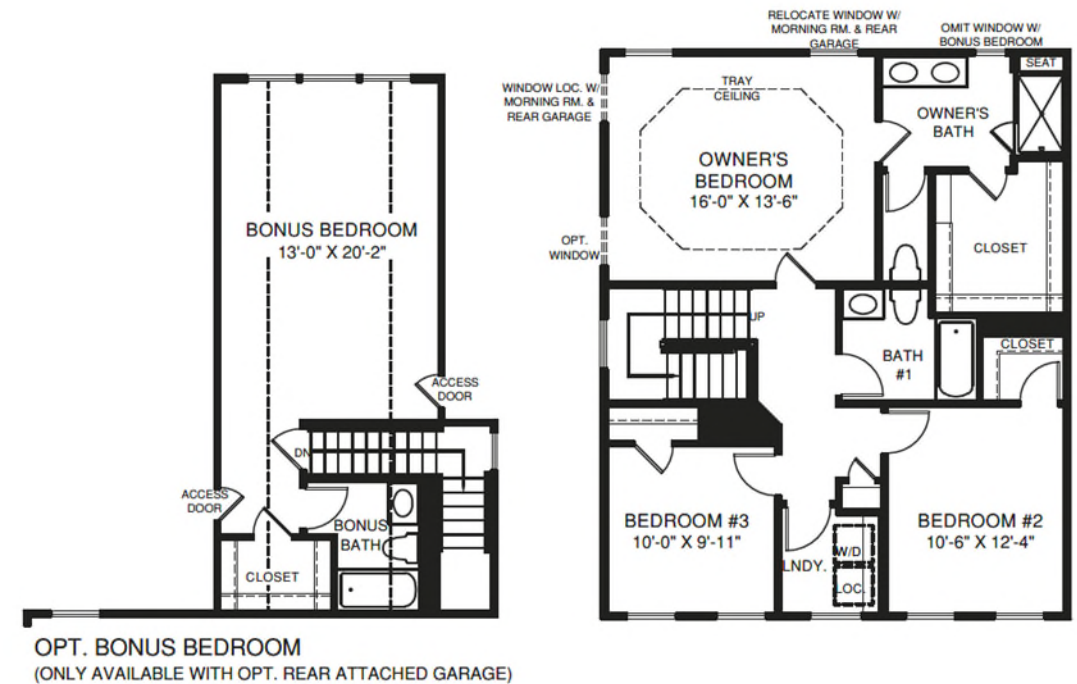
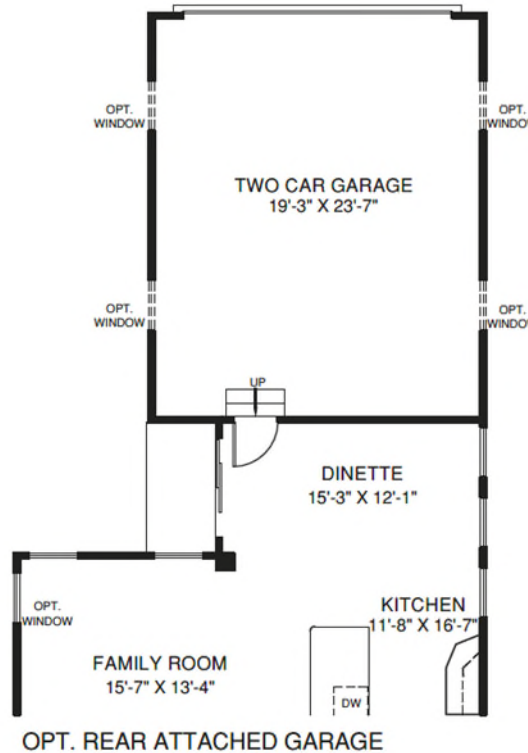


ELEVATION K

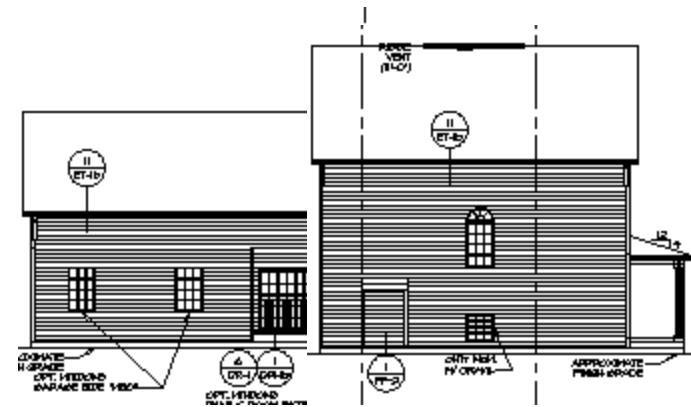
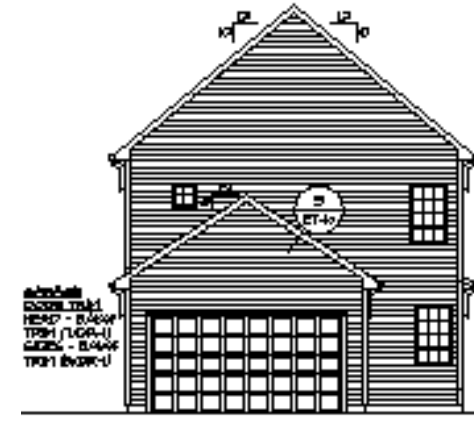


ELEVATION M









# Salinger 2448 to 3783 Finished Square Footage



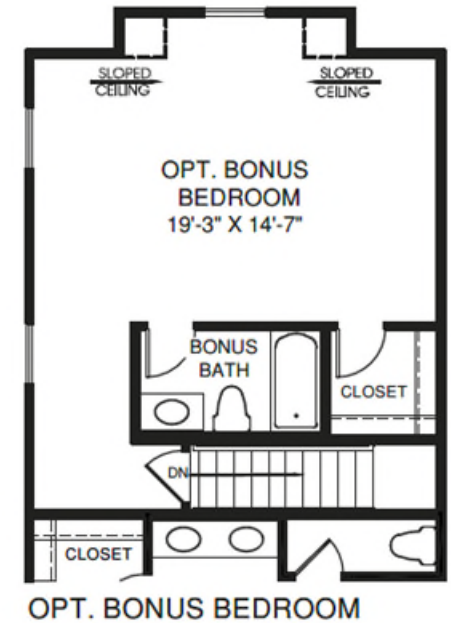
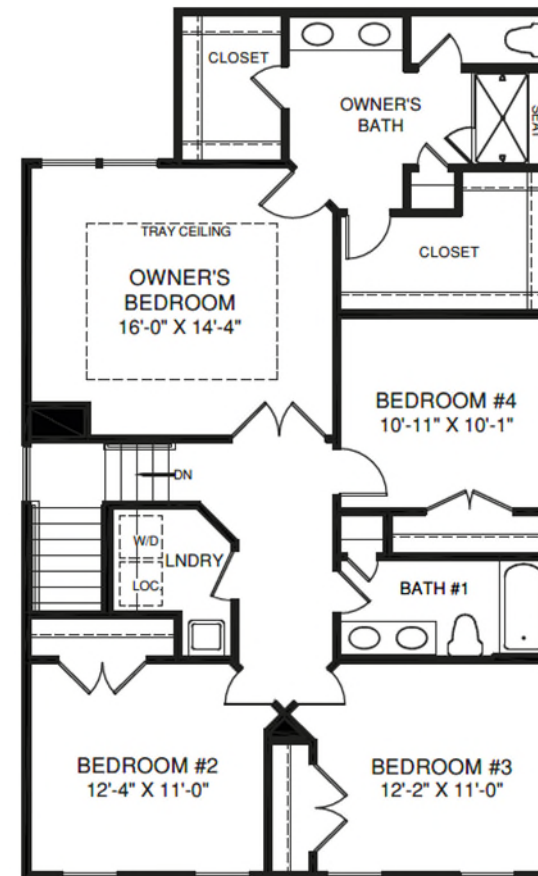
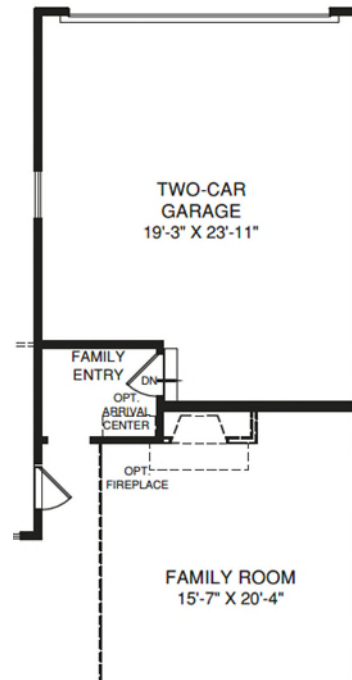
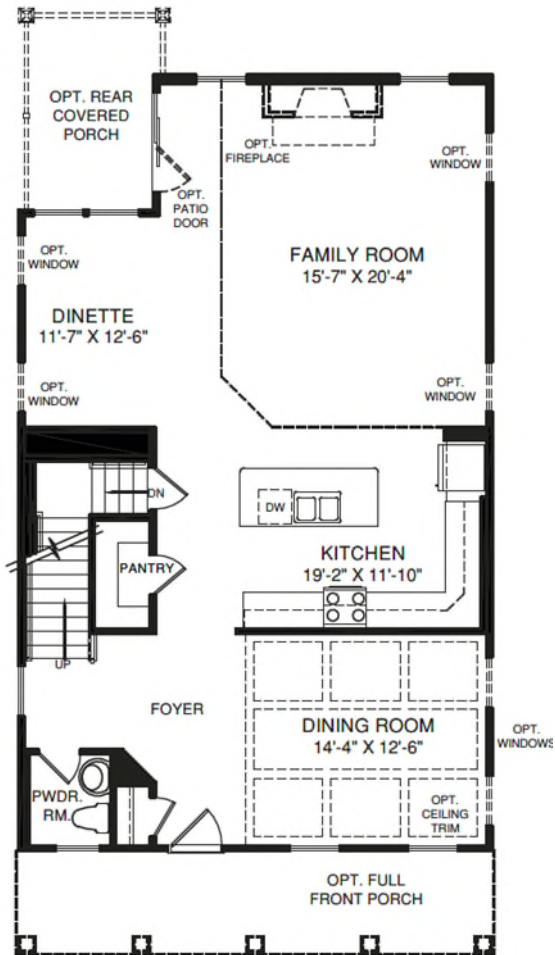
ELEVATION K



ELEVATION L

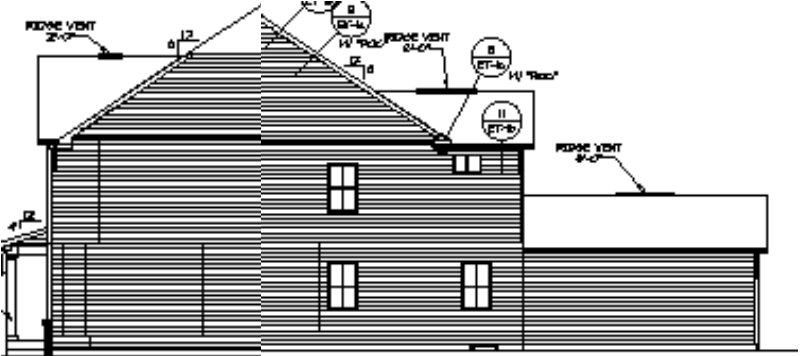


# Salinger

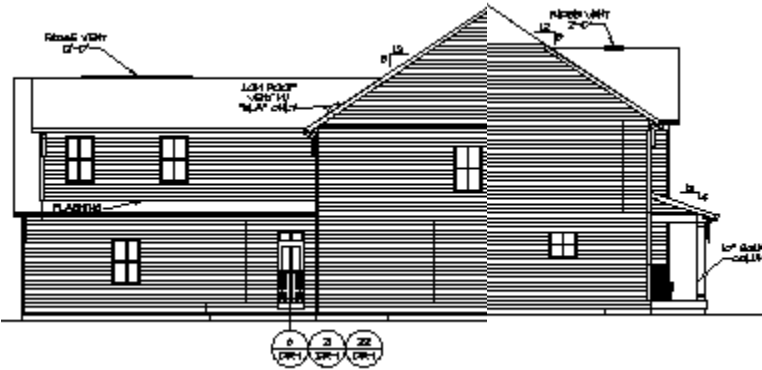




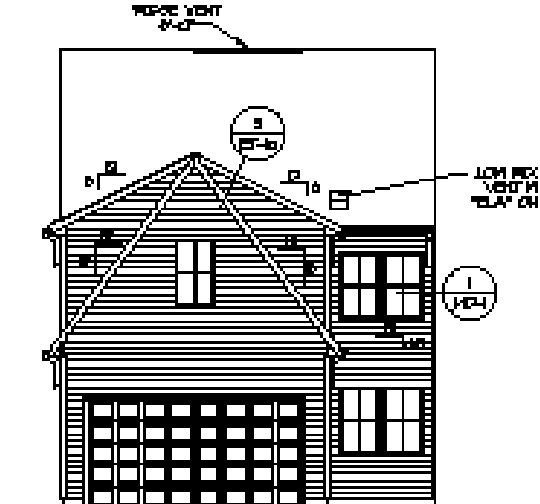
# Salinger



RIGHT ELEVATION PARTIAL RIGHT ELEVATION



LEFT ELEVATION



ADD 2nd FLOOR VENT  
REAR - BLACK TRIM  
1004-1  
2004-1  
2004-2  
2004-3  
2004-4

REAR ELEVATION

# Other Ryan Homes Communities

