
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: DISCUSSION: SETTLER'S RIDGE REAR LOAD ARCHITECTURE APPROVAL
AGENDA: FEBRUARY 4, 2025 VILLAGE BOARD MEETING
DATE: JANUARY 27, 2025

ISSUE

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

DISCUSSION

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 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

- Elevation package

COSTS

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

RECOMMENDATION

Village staff recommends the Village Board discuss the proposed elevations and provide staff with direction to prepare the necessary resolution.



41 Neo Traditional Lots
Jan 2025

Lot Plan





Product Lineup and Specs

- ◆ 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

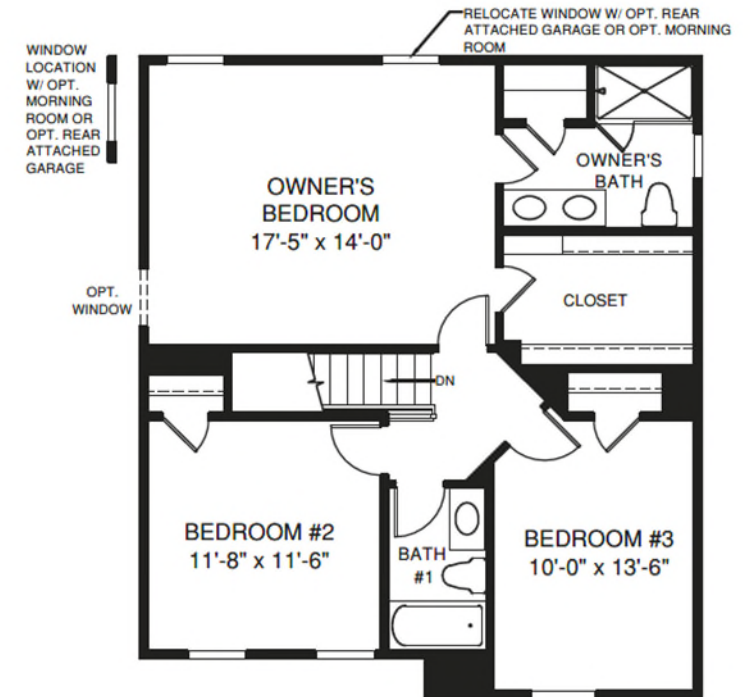
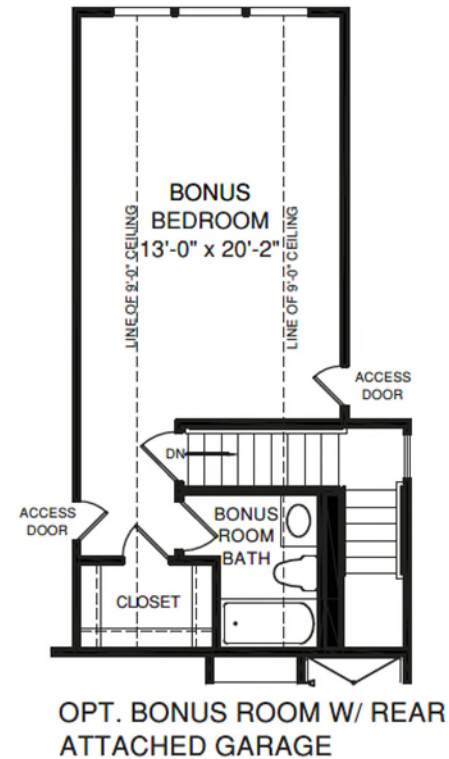
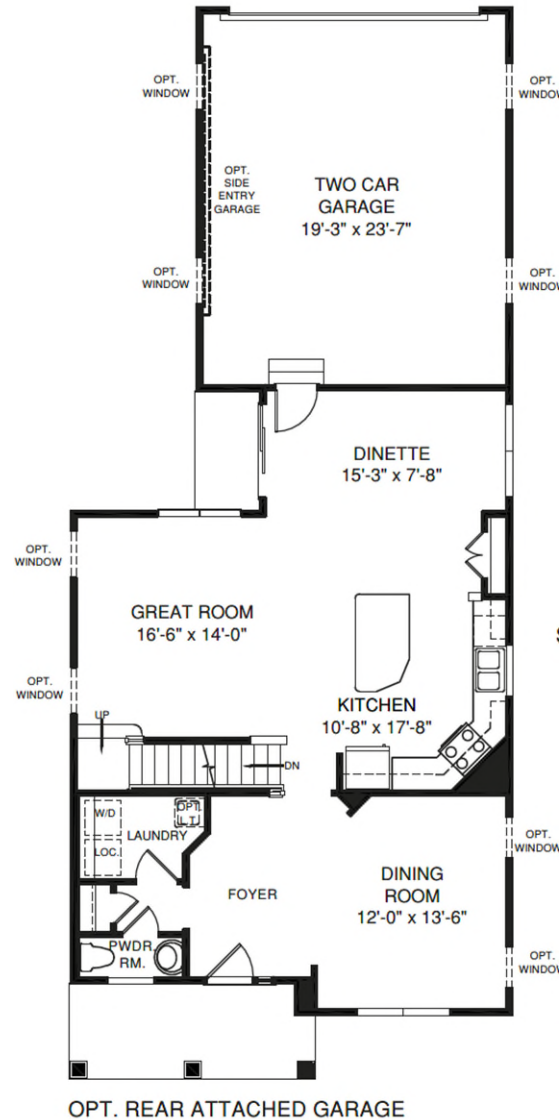


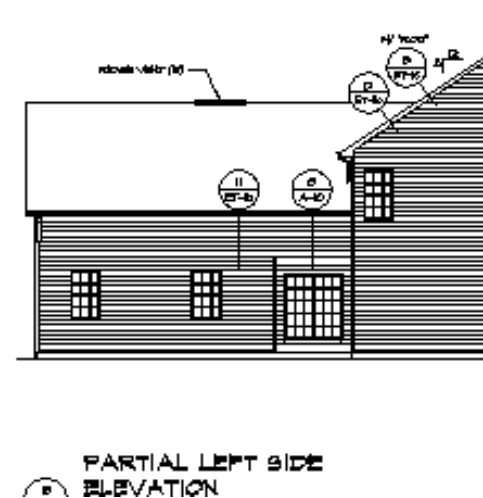
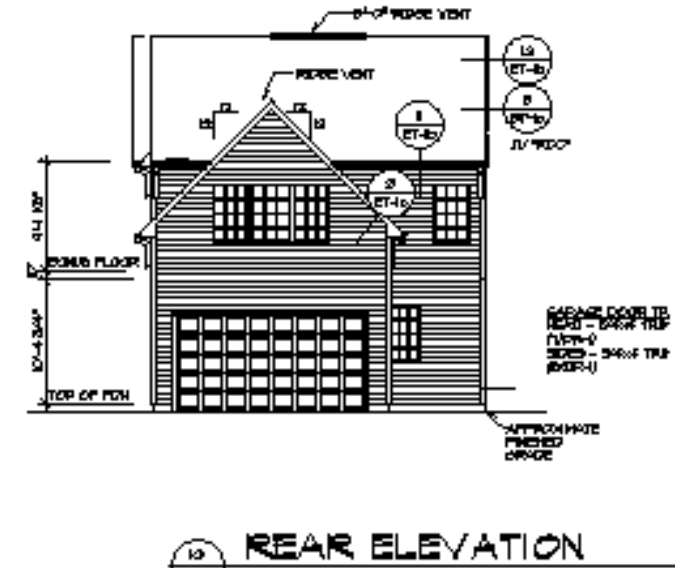
ELEVATION L



ELEVATION M







Ernest Hemingway 1983 to 3005 Finished Square Footage

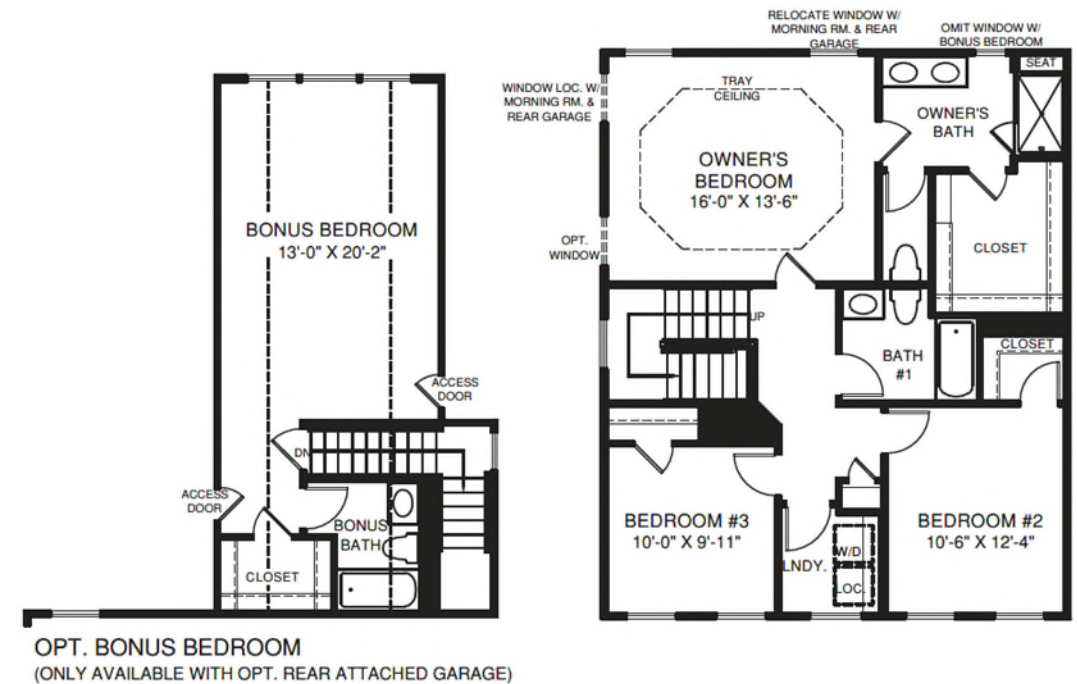
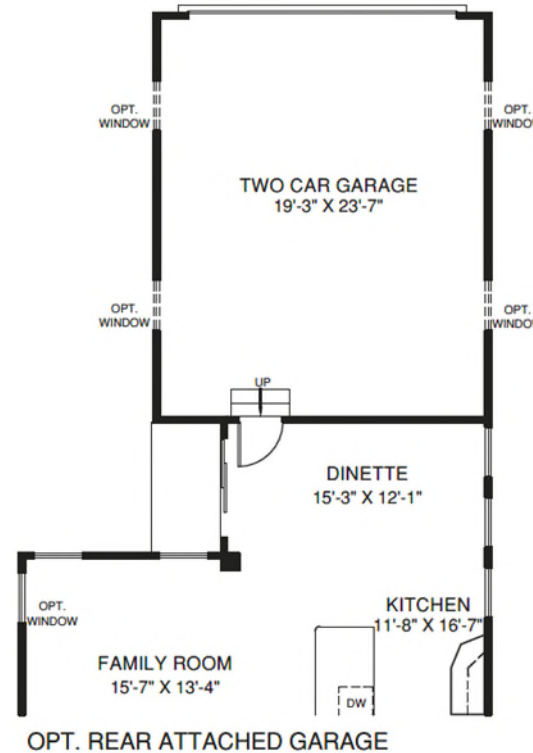
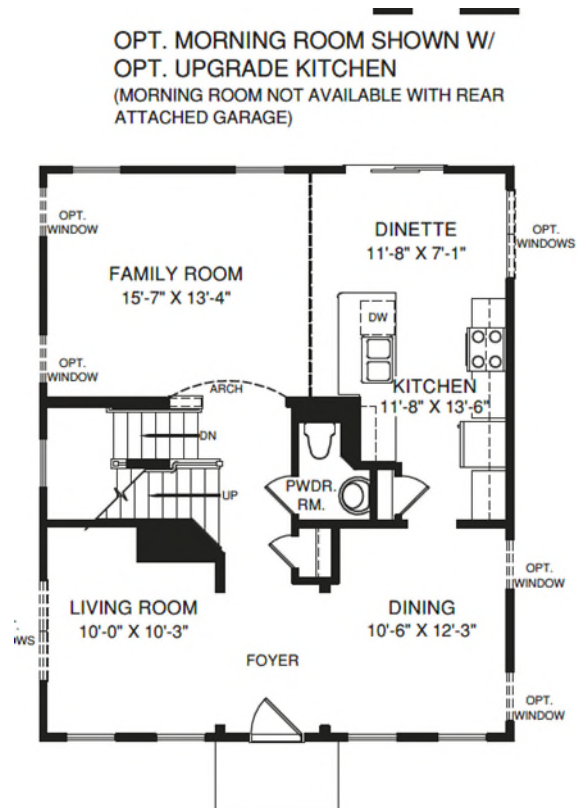


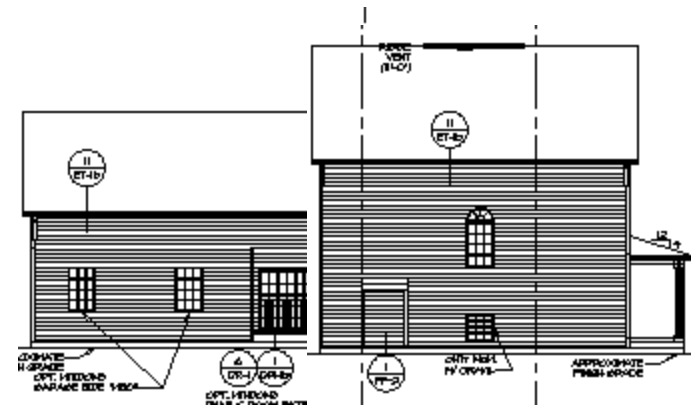
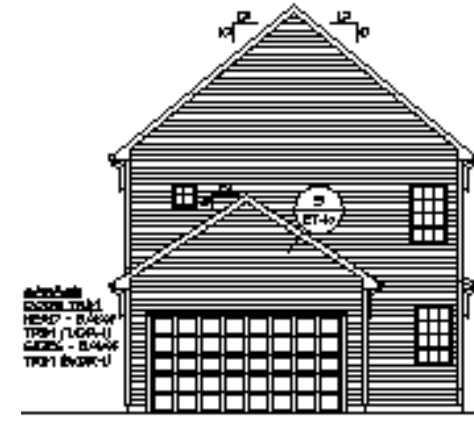
ELEVATION K



ELEVATION M







Salinger 2448 to 3783 Finished Square Footage

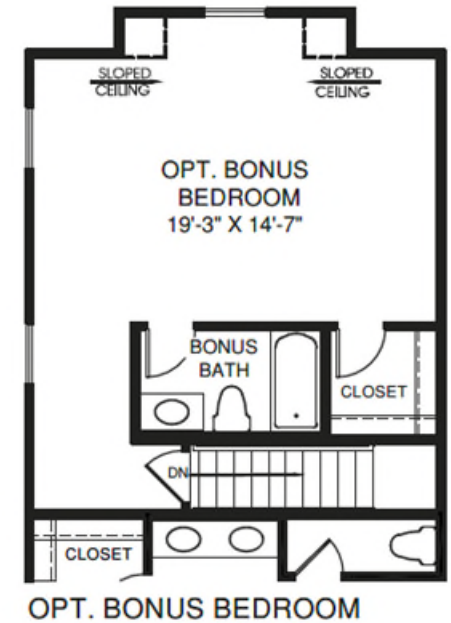
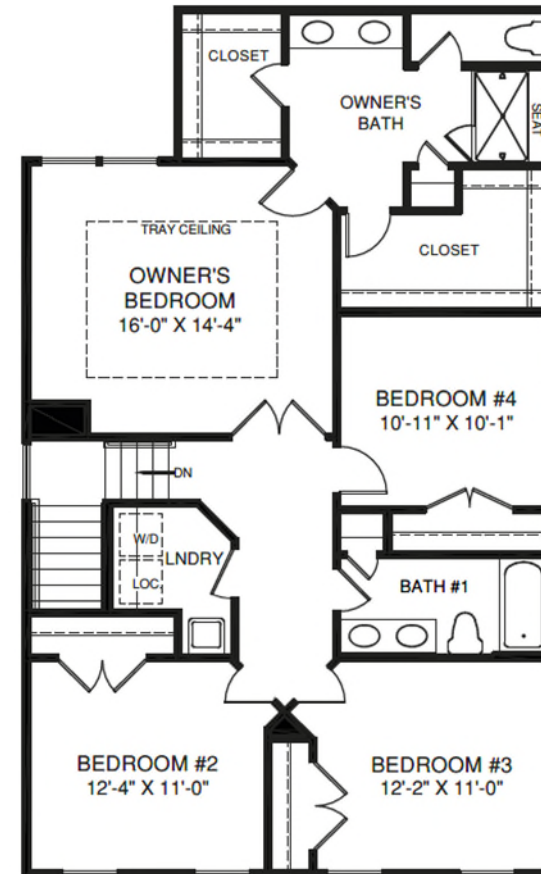
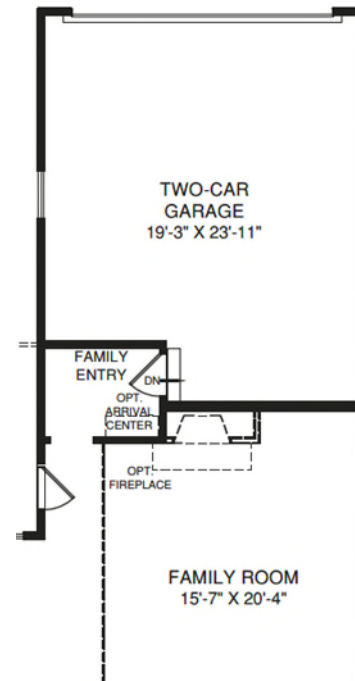


ELEVATION K

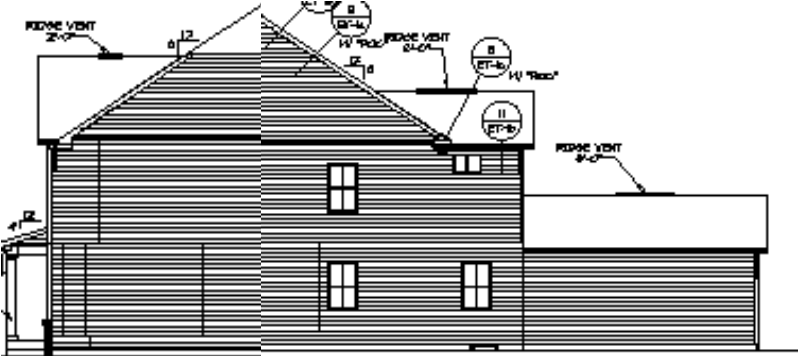


ELEVATION L





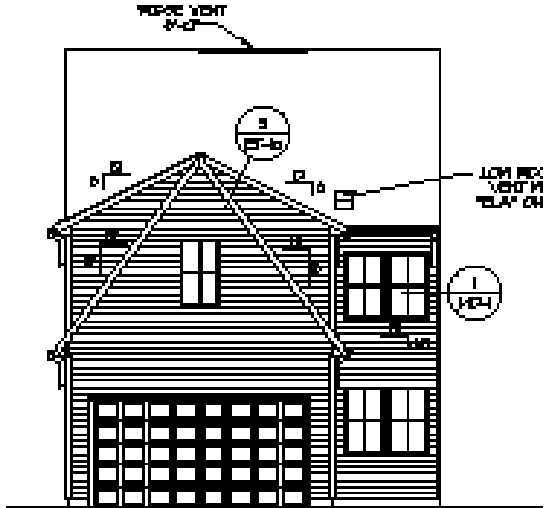
Salinger



RIGHT ELEVATION PARTIAL RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

Other Ryan Homes Communities

