



VILLAGE OF SUGAR GROVE BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: ORDINANCE: SETTLERS RIDGE ILLUSTRATIVE PLAN LOT USE DESIGNATION

AGENDA: NOVEMBER 4, 2025

DATE: OCTOBER 23, 2025

ISSUE

Shall the Village Board approve an Ordinance for a Minor Planned Unit Development Amendment redesignating lot uses.

DISCUSSION

The Board discussed the redesignation of the type of structure permitted to be built on several lots in Settlers Ridge. There were a total of 14 lots that were requested to be changed from either a duple lot or townhome lot to a single-family detached lot. Overall the Board did not express any concerns with these changes and agreed that the amendment was more of a housekeeping matter since the Board had previously approved to resubdivide the townhomes lots into single-family lots.

The Planning Commission discussed the proposal and unanimously recommended that the Village Board approve the proposed Minor PDD Amendment.

LOTS:

3006-1 – resubdivided from townhome lot to single family
3006-2 - resubdivided from townhome lot to single family
3006-3 - resubdivided from townhome lot to single family
3007-1 - resubdivided from townhome lot to single family
3007-2 - resubdivided from townhome lot to single family
3009-1 - resubdivided from townhome lot to single family
3009-2 - resubdivided from townhome lot to single family
3008-1 - resubdivided from townhome lot to single family
3008-2 - resubdivided from townhome lot to single family
3008-3 - resubdivided from townhome lot to single family

239 – Duplex to detached single family

240 – Duplex to detached single family
220 – Duplex to detached single family
17 – Duplex to detached single family

COST

The cost associated with approving the Ordinance would be the recording cost.

ATTACHMENTS

Ordinance
Unit 1a Lot exhibit

RECOMMENDATION

That the Village Board discuss the lot designation amendments and provide staff with direction on how they would like to proceed.



**Village of Sugar Grove
Kane County, Illinois**

Ordinance No.: 2025-1104CD1

**SETTLERS RIDGE ILLUSTRATIVE PLAN LOT DESIGNATION
AMENDMENT**

**Adopted by the
Village Board
of the
Village of Sugar Grove
November 4, 2025**

Published in pamphlet form by
Authority of the Village Board
of the Village of Sugar Grove,
Kane County, November 4, 2025

Village Clerk

(seal)



**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

ORDINANCE NO.: 2025-1104CD1

SETTLERS RIDGE ILLUSTRATIVE PLAN LOT DESIGNATION AMENDMENT

WHEREAS, the Village of Sugar Grove (the “Village”) is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and

WHEREAS, the Village deems it necessary and proper to amend the Settlers Ridge Illustrative Plan that designates lot uses as part of the Settlers Ridge Planned Unit Development for the lots as shown in Exhibit A attached hereto; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: Settlers Ridge Planned Unit Development Illustrative Plan

1. The following lot designations shall be amended as shown in exhibit A, attached hereto.

SECTION TWO: General Provisions

1. **REPEALER:** All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

2. **SEVERABILITY:** Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this Ordinance.

3. **EFFECTIVE DATE:** That after adoption and approval hereof, this Ordinance shall be in full force and effect in the manner provided by law.

PRESENTED, PASSED AND APPROVED by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on this 4TH, day of November, 2025.

Sue Stillwell, Village President

Tracey R. Conti, Village Clerk

BOARD VOTE:

	Aye	Nay	Absent	Abstain	Recuse
Trustee Heidi Lendi	_____	_____	_____	_____	_____
Trustee Matthew Bonnie	_____	_____	_____	_____	_____
Trustee Sean Michels	_____	_____	_____	_____	_____
Trustee Anthony Speciale	_____	_____	_____	_____	_____
Trustee Nora London	_____	_____	_____	_____	_____
Trustee Michael Roskopf	_____	_____	_____	_____	_____

February 13, 2020 - 09:26 Doc Name: \\red-soil\projects\50\Map\dwg\MapDrawings\Exhibits\UNIT 1A LOTS EXHIBIT.dwg, Updated by: klamphar

