



VILLAGE OF SUGAR GROVE BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: DISCUSSION: SETTLERS RIDGE ILLUSTRATIVE PLAN LOT USE DESIGNATION

AGENDA: OCTOBER 21, 2025

DATE: OCTOBER 7, 2025

ISSUE

Shall the Village Board discuss amending the lot use designation on the Illustrative Plan that is part of the Settlers Ridge Planned Development District.

DISCUSSION

Recently the Village Board approved resubdividing 4 townhome lots to 10 single-family detached lots within Settlers Ridge. When this was done, the exhibit to the PDD that shows the lot use designation was not amended, on this the lots are clearly shown that they should be townhomes. The Board essentially approved redesignated these lots from townhomes to detached single family homes when they approved the resubdivision, however the exhibit (the illustrative plan) was not revised or addressed. We have since received a building permit application for a detached single-family home on a lot that is designated on the illustrative plan to be a duplex. This lot is only one single lot, therefore no subdivision or anything like that needs to be completed to allow this, but the illustrative plan does designate this lot to be a duplex. In addition to this single lot being designated as a duplex, there are also 3 other lots designated as a duplex that they are wishing to build a single-family detached product on.

After discussions with the Village Attorney, rather than amending the entire Settlers Ridge PDD, since this is more of a house keeping matter, staff is proposing to allow these new use designations on the Illustrative plan by resolution since the board in essence already approved the detached-single family lots when the resubdivision for these lots was approved. All of the lots in question were owned by TRG and are in the process of being sold to Ryan Homes. The attached exhibit illustrates what lots are being referenced. All of the proposed changes fall under a minor PDD amendment and may be approved by resolution.

The Planning Commission discussed these lot designation uses at the October 15, 2025 Plan Commission meeting and had no concerns with the changes and were in support of the proposed changes.

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

There is no cost to discuss this topic.

ATTACHMENTS

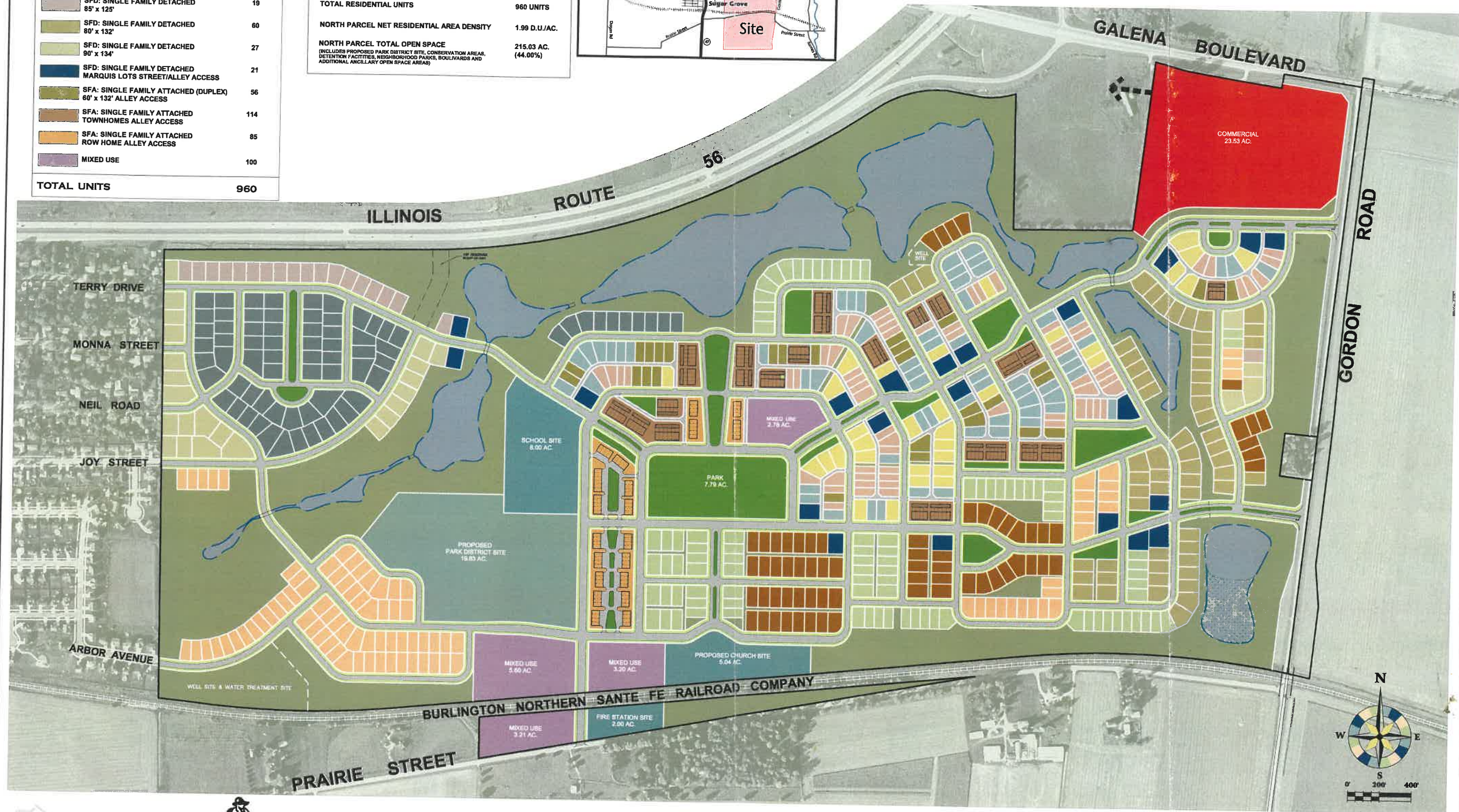
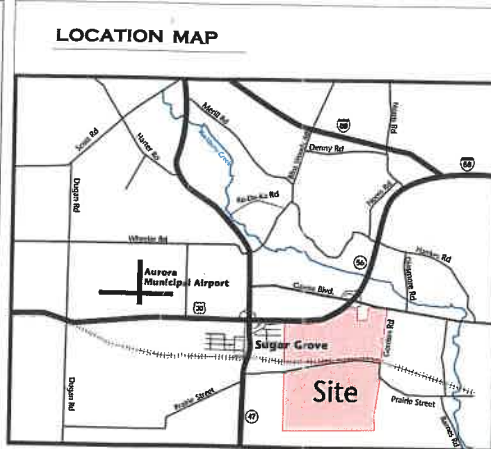
Exhibit C to the Settlers Ridge PDD: Illustrative Plan
Unit 1a Lot exhibit

RECOMMENDATION

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

SETTLERS RIDGE NORTH SITE DATA	
SFD: SINGLE FAMILY DETACHED 45' x 132' ALLEY ACCESS	64
SFD: SINGLE FAMILY DETACHED 60' x 132' ALLEY ACCESS	61
SFD: SINGLE FAMILY DETACHED 60' x 132'	91
SFD: SINGLE FAMILY DETACHED 65' x 132'	90
SFD: SINGLE FAMILY DETACHED 70' x 132' ALLEY ACCESS	32
SFD: SINGLE FAMILY DETACHED 70' x 132'	67
SFD: SINGLE FAMILY DETACHED 80' x 125'	73
SFD: SINGLE FAMILY DETACHED 85' x 125'	19
SFD: SINGLE FAMILY DETACHED 80' x 132'	60
SFD: SINGLE FAMILY DETACHED 90' x 134'	27
SFD: SINGLE FAMILY DETACHED MARQUIS LOTS STREET/ALLEY ACCESS	21
SFA: SINGLE FAMILY ATTACHED (DUPLEX) 60' x 132' ALLEY ACCESS	56
SFA: SINGLE FAMILY ATTACHED TOWNHOMES ALLEY ACCESS	114
SFA: SINGLE FAMILY ATTACHED ROW HOME ALLEY ACCESS	85
MIXED USE	100
TOTAL UNITS	960

SETTLERS RIDGE NORTH LAND USE DISTRIBUTION	
TOTAL GROSS NORTH PARCEL AREA	542.13
COMMERCIAL AREA	23.53
INSTITUTIONAL AREAS: CHURCH SITE	5.04
SCHOOL SITE	8.00
FIRE STATION	2.00
MIXED USE	14.79
NET RESIDENTIAL AREA (INCLUDING ALL RIGHTS OF WAY)	488.77 AC.
TOTAL RESIDENTIAL UNITS	960 UNITS
NORTH PARCEL NET RESIDENTIAL AREA DENSITY	1.99 D.U./AC.
NORTH PARCEL TOTAL OPEN SPACE (INCLUDES PROPOSED PARK DISTRICT SITE, CONSERVATION AREAS, DETENTION FACILITIES, NEIGHBORHOOD PARKS, BOULEVARDS AND ADDITIONAL ANCILLARY OPEN SPACE AREAS)	215.03 AC. (44.00%)



ILLUSTRATIVE PLAN

OWNER &
DEVELOPER

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LANDSCAPE
ARCHITECT

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EXHIBIT C1

SHEET 1 OF 6
REVISED: MAY 26, 2006
DRAWING NUMBER: 2006-000000-01
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