
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: DISCUSSION: UTILITY PLACEMENT REGULATIONS
AGENDA: OCTOBER 4, 2016 COMMITTEE OF THE WHOLE MEETING
DATE: SEPTEMBER 29, 2016

ISSUE

Shall the Village Board consider establishing regulations pertaining to the placement of utility facilities on private property.

DISCUSSION

Over the years the Community Development Department has reviewed building permits for various property improvements and had to render denial of the requested property improvement due to the location of utility service lines on the property. What we have encountered is the utility companies place their distribution lines within utility easements approved as part of the subdivision approval but the service lines are placed in a manner that renders some yards unsuitable for property improvements such as decks, swimming pools and like.

The Village has no regulations for the location of *service* lines on property.

In the normal course of events, once a subdivision plat is approved and recorded the subdivider will cause the utility companies to construct their facilities in the subdivision. The public utility easements identified on the subdivision plat are intended to provide access and routes for laying out distribution lines to serve the lots and buildings that will be placed on them. The utility companies will extend service lines from the distribution lines to the meter on the building. Normal practice is for the service lines to be the shortest distance between the meter and the junction with the distribution line. Often this results in service lines being situated in a nearly diagonal line across the rear yard. Given zoning and building code requirements for the location of after-market improvements relative to utility lines and easements this often renders the yard useless for common residential after-market uses such as swimming pools, decks, storage buildings and other improvements not provided by the original homebuilder.

The construction of utility distribution and service lines is charged to the subdivider and/or homebuilder and is hidden in the price of the lot and/or building construction cost. Rarely is any consideration given to the location of the service lines when a house is sited on a lot. The Village Code requires service lines to be the shortest distance from the easement. But when the utility pedestal is located in the easement at the rear corner farthest from the meter on the house, the shortest distance is the diagonal line across the rear yard.

The proposal is to change this practice. It is proposed that service lines would be required to be constructed perpendicular or parallel to a lot line in order to leave the rear yard as free of encumbrances as possible for future lot owners. The proposed change will not be viewed favorable by homebuilders and commercial developers since the added distance for trenching the service lines will be a cost to them which they will pass on to the buyer.

If the proposal is moved forward the Subdivision Ordinance and the Zoning Ordinance will need to be amended to reflect this requirement.

COST

There is no cost to the Village to discuss the proposal.

RECOMMENDATION

That the Village Board provide the Village staff with specific direction concerning the proposed utility location standards in order to draft the appropriate regulations.