

**VILLAGE of SUGAR GROVE  
PLANNING COMMISSION/ZONING BOARD of APPEALS  
MINUTES of August 16, 2017 REGULAR MEETING**

1. **CALL TO ORDER**

The meeting of the Sugar Grove Planning Commission / Zoning Board of Appeals (ZBA) was called to order at 7:00 p.m. by Chairman Ochsenschlager in the Village Hall Board Room.

2. **ROLL CALL**

Present: Chairman Irv Ochsenschlager, Jim Eckert, Gregory Wilson, Larry Jones, and Heidi Lendi

Absent: John Guddendorf, and Becky Sabo

Also present: Walter Magdziarz, Community Development Director

3. **APPROVAL OF MINUTES**

A motion was made by Commissioner Sabo and seconded by Commissioner Eckert to approve the minutes of the May 3, 2017 meeting as presented. A chorus of “ayes” followed. Motion passed.

4. **PUBLIC HEARING**

None.

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

- A. Petition 17-015: Subdivision Ordinance Text Amendment  
Utility service line placement  
Applicant: Village of Sugar Grove

W. Magdziarz presented the proposed amendment. He explained the amendment was promulgated by a resident who complained about the cost to relocate an electric service line in order to get a swimming pool permit approved. In that instance, the electric service lines traversed the rear yard of the lot in such a manner as to provide no alternative location for the swimming pool.

The building permit was denied due to the conflict with the electric service line. The affected resident raised the issue with the Village Board, which was of the opinion the matter needed to be addressed.

Village staff researched the matter and concluded that no other municipality regulated the location of utility service lines. The proposed amendment would simply require utility companies that had service line in a rear yard of a residential lot to route the lines along rear and side lot lines as much as possible before connecting to the meter on the home.

Commissioners asked Staff how frequently building permits are denied for such conflicts. W. Magdziarz responded that the Community Development Department doesn't track such statistics but such denials occur and are almost exclusively associated with swimming pools as they occupy so much lot area.

Commissioners inquired about the option residents who encounter such obstacles may have. W. Magdziarz responded that Staff will first investigate whether alternative siting of the swimming pool or structure is possible; if alternate locations are not available the last option is relocating the service line. Relocating utility service lines is an expensive proposition and a few residents have exercised this option.

Commissioner Eckert raised concerns about the impact such a change would have on the design of utility facilities and concurred with the staff's observations in the Advisory Report that this amendment would increase the cost of construction for homes in the Village. He added that increasing the length of a service line inherently increases the opportunity for the service line to be cut and disrupt service and increase the potential for injury.

Commissioner Lendi stated she understood the rationale for the proposed amendment and it, at first glance, seems reasonable but when one begins to consider the ramifications of the change and explore how many instances of conflict the current practice has caused, the remedy seems disproportionate to the problem. Commissioners were of the opinion that a burden was being created on unsuspecting future lot owners to provide an option that would benefit a select few.

Commissioners expressed reservations about how effectively the Village staff and consultants will be able to police this proposed regulation during construction as there is no oversight of utility construction in subdivisions.

A motion was made by Commissioner Jones and seconded by Commissioner Lendi to recommend the Village Board approve Petition #17-015 amending Title 12, Subdivision Ordinance, to provide a new Section 12-5-11. Utility Service Line Locations as presented in the Advisory Report dated July 31, 2017.

AYE: G. Wilson  
NAY: L. Jones, H. Lendi, J. Eckert, and I. Ochsenschlager  
ABSENT: John Guddendorf, and B. Sabo

MOTION FAILED.

7. **PLAN COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION**

Next meeting will be in September 20, 2017.

8. **ADJOURNMENT**

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,  
Walter Magdziarz  
Recording Secretary