



# Village of Lombard

Village Hall  
255 East Wilson Ave.  
Lombard, IL 60148  
villageoflombard.org

## Minutes

### Board of Building Appeals

*Members Bob Mueller, Marty Igoe, Steve Flint,  
John Cullen and Maurice Bernardi*

*Staff Liaisons:*

*Director of Community Development William Heniff and  
Building Official Keith Steiskal*

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Wednesday, September 9, 2015

6:00 PM

Village Hall - L22

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### Call to Order and Pledge of Allegiance

*The meeting was called to order by William Heniff, AICP, Director of  
Community Development, at 6:05 p.m.*

*Mr. Heniff led the Pledge of Allegiance.*

### Roll Call

**Present** 4 - Stephen Flint, John Cullen, Bob Mueller, and Maurice Bernardi

**Absent** 1 - Marty Igoe

*Also present: William Heniff, AICP, Director of Community  
Development; Keith Steiskal, Building Official; Chuck Riforgiate, Fire  
Marshal, and Mike McKay, Plumbing Inspector.*

### Public Hearings

### Business Meeting

### Approval of Minutes

A motion was made by Stephen Flint, seconded by Bob Mueller, to approve the minutes of the February 18, 2015 meeting. The motion passed by a unanimous vote.

### Unfinished Business

### New Business

[150423](#)

**Text Amendments to Title 15, Chapter 150 of the Lombard Village  
Code (Plumbing)**

Approving text amendments to Title 15, Chapter 150 of the Village

Code pertaining to new plumbing code provisions. (DISTRICTS - ALL)

*Keith Steiskal, Building Official, introduced the proposed text amendments to Chapter 150 of the Village code as noted within the staff report. He also discussed the ongoing discussions and representations with the Illinois Department of Public Health relative to local amendments to the state plumbing code. He stated that he had made past interpretations to limit the ability for such local amendments. However, this position has been slightly modified to allow for amendments to the plumbing code as it pertains to materials type. However, any amendments do require that they be submitted to the state for review and approval prior to formal consideration by the respective communities.*

*Mr. Steiskal then discussed the proposed amendments in detail, noting that most of the amendments are intended to relax existing standards and are intended to follow to the greatest extent desired the state plumbing code provisions. William Heniff, Community Development Director, stated that one benefit of the proposed change is that it allows Lombard to have compatible regulations with neighboring communities. In the past, some of the reasons that inspections failed was because contractors were not aware of the local regulations. The proposed amendments will be much close to the state plumbing code and, which most contractors should be well aware.*

*Mr. Steiskal then discussed a proposed amendment that would provide for PEX tubing and CPVC use in many applications. Staff visited a development in Warrenville to determine how such materials were being applied in a residential setting. He also mentioned some of the benefits to PEX tubing, including ease of installation and use. He also noted a house in Lombard that incorporated CPVC piping. Maurice Bernardi inquired further about its use and applications. John Cullen noted some of his initial concerns pertaining to CPVC. Discussion also continued about common uses and practices of installing PEX as well as any training and certification requirements, as many contractors have not used the product in the area.*

*Mr. Steiskal noted that staff recommends the requirement of K-copper or ductile iron for water service, noting the past experiences with other failing materials for single family homes along Apple and Cherry Streets. The State Plumbing Code does not have provisions for subs zones and staff is recommending its inclusion within the local amendments.*

*Addressing an issues introduced by the Illinois Department of Natural Resources, the local amendments also include the state's desired provisions for WaterSense products and flow rates for water fixtures.*

*This item had already been reviewed by the Village's Public Works Committee.*

*Mr. Steiskal then noted that other provisions and restrictions that were in the local ordinance are recommended to be permissible, per the state plumbing code. These include allowing for cellcore for waste lines, which can be more brittle, but allowable.*

*Bob Mueller noted that many contractors may not change right away from using the preferred materials for construction.*

*Mr. Steiskal concluded his presentation by noting that the Building code is being amended set forth the requirements for storm drainage systems within structures, as such requirements are not identified in the State Plumbing Code.*

**A motion was made by John Cullen, seconded by Bob Mueller, to recommend to the Board of Trustees the proposed amendments to Chapter 150. The motion carried by the following vote:**

**Aye:** 4 - Stephen Flint, John Cullen, Bob Mueller, and Maurice Bernardi

**Absent:** 1 - Marty Igoe

*Mr. Heniff noted that the WaterSense provisions would be forwarded to the Village Board meeting for final consideration at their September 15 meeting, in order to meet state mandates. The amendments that do not require state review and approval would be forwarded for consideration at their October 1 meeting, while staff will submit the remainder of the amendment to the state for consideration and approval prior to Village Board adoption.*

## **Other Business**

*Staff noted that the Public Works Committee has asked questions regarding common construction methods and how such methods may impact drainage onto adjacent properties. To that end, staff stated that the committee would be offered an overall presentation on such methods, likely before the end of the year. Mr. Mueller expressed his concerns and is willing to offer his insights for the Committee.*

## **Adjournment**

**A motion was made by John Cullen Flint, seconded by Stephen Flint, to adjourn the meeting at 7:06 p.m. The motion passed by a unanimous vote.**