



# Village of Lombard

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

## Minutes

### Board of Building Appeals

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

*Staff Liaisons:*

*Building Commissioner Keith Steiskal*

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Wednesday, February 3, 2021

6:00 PM

Village Hall

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### Call to Order and Pledge of Allegiance

*The meeting was called to order by Keith Stieskal Building  
Commissioner of Community Development, at 6:00 p.m.*

*Mr. Steiskal led the Pledge of Allegiance*

### Roll Call

**Present** 4 - Stephen Flint, Marty Igoe, Bob Mueller, and Maurice Bernardi

**Absent** 1 - John Cullen

*Also present: William Heniff, AICP, Director of Community  
Development, Perry Johnson, Fire Marshal and Brian Witkowski  
Private Dev Eng.*

### Approval of Minutes

**A motion was made by Stephen Flint seconded by Maurice Bernardi, to  
approve the minutes of the November 4, 2020. The motion passed by a  
unanimous vote.**

### New Business

[210041](#)

#### **Text Amendments to Title 15, Chapter 150 of the Village Code - Building Code**

Recommending deletion of redundant items covered in new codes,  
including updates of charts for weathering, changes to garages, decks  
and foundations and common practices in the area.

*Keith Steiskal, Building Commissioner, gave an overview of a series of  
local amendments as part of adoption of the 2018 International Codes.  
Staff is recommending edits to match updates in the code and changes*

*to existing ordinances to reflect newer codes and common practices adopted in the area.*

*He then discussed the principal amendments. For garages, side hinged doors are to open into a house for attached garages and open to outside for detached garages - this would be consistent with general door openings for residences.*

*To address heaving issues, detached garages with more than 18 inches of grade difference shall not use a thickened edge slab type foundation. Bob Mueller inquired about how this affects garages with attic storage and greater load bearing. Steiskal responded by stating that the thickened edge slab would apply to single story structures too and that if the is more than an 18-inch grade change, it would require a trench foundation or an engineered design.*

*Regarding shingles, Steiskal stated that the specific weight of shingles to be removed, with a 25-year warranty being established. Maurice Bernardi confirmed that the weight provision would not be an issue. Mueller also asked about architectural shingle standards.*

*Discussing foundation walls, a minimum of two #4 reinforcing bars embedded in the concrete would be required but the existing language "directly above such openings and they shall extend a minimum of three feet on each side of the opening" would be omitted.*

**A motion was made by Bob Mueller, seconded by Stephen Flint, the proposed amendments were recommended for approval.**

**The motion carried by the following vote:**

**Aye:** 4 - Stephen Flint, Marty Igoe, Bob Mueller, and Maurice Bernardi

**Absent:** 1 - John Cullen

## **Information Only**

*Brian Witkowski was introduced as the new Private Development Engineer for the community Development Department.*

*Keith Steiskal noted that Commonwealth Edison is implementing policies to require new electric feeds exclusively from the abutting public right-of-way. Staff is monitoring the pending policies and how this may pertain to new service lines.*

*Keith Steiskal offered a brief overview of the on-line permitting process and levels of on-line usage during the COVID-19 pandemic, noting that*

*over eighty percent of such permit applications were submitted and processed electronically. A goal for 2021 is to enhance the application process where warranted and begin to explore virtual inspections to a greater extent.*

## **Adjournment**

**A motion was made by Mary Igoe second by Maurice Bernardi, to adjourn the meeting at 7:04 p.m. The motion passed by a unanimous vote.**