

**VILLAGE OF LOMBARD**  
**REQUEST FOR BOARD OF TRUSTEES ACTION**  
**For Inclusion on Board Agenda**

\_\_\_\_\_ Resolution or Ordinance (Blue)     \_\_\_ Waiver of First Requested  
  X   Recommendations of Boards, Commissions & Committees (Green)  
\_\_\_\_\_ Other Business (Pink)

**TO :** PRESIDENT AND BOARD OF TRUSTEES

**FROM:** Scott R. Niehaus, Village Manager

**DATE :** December 6, 2022   **(BOT) Date:** December 15, 2022

**SUBJECT:** Text Amendments to Sections 150.040 and 150.041 of the Village Code: General Construction provisions

**SUBMITTED BY:** William J. Heniff, AICP, Director of Community Development *WJH*

**BACKGROUND/POLICY IMPLICATIONS:**  
The Board of Building Appeals (BOBA), members considered the amendments to Section 150.040 and 150.041 as it pertained to General Construction Requirements. The amendments are intended to address titling and clarity discrepancies. Village staff found that the existing code provisions within Section 150.040 and 150.041 reference residential provisions in title but 150.041 pertains to general requirements rather than just residential buildings and structures. The amendments also include companion edits for clarity.

Please place this item on the December 15, 2022 Village Board agenda for consideration and approval, with a BOBA recommendation of approval of the proposed amendments.

**Fiscal Impact/Funding Source:**

Review (as necessary):  
Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_

**NOTE:** All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**THROUGH:** William J. Heniff, AICP, Director of Community Development *WJH*

**FROM:** Keith N. Steiskal, Building & Code Enforcement Director *KNS*

**MEETING DATE:** December 15, 2022

**SUBJECT:** **Text Amendments to Sections 150.040 and 150.041 of the Village Code:  
General Construction provisions**

At the November 9, 2022 Special Meeting of the Board of Building Appeals (BOBA), the members considered the amendments to Section 150.040 and 150.041 pertaining to General Construction Requirements.

The amendments are intended to address titling and clarity discrepancies. Village staff found that the existing code provisions within Section 150.040 and 150.041 reference residential provisions in title but 150.041 pertains to general requirements rather than just residential buildings and structures. The amendments also include companion edits for clarity.

The BOBA members unanimously supported the proposed amendments as proposed by staff and as set forth in the attached draft Ordinance.

### **ACTION REQUESTED**

Please place this item on the December 15, 2022 Village Board agenda for consideration and approval, with a BOBA recommendation of approval of the proposed amendments.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE GRANTING APPROVAL OF TEXT AMENDMENTS  
TO TITLE 15, CHAPTER 150, ARTICLE IV. AND SECTION 150.041  
OF THE LOMBARD VILLAGE CODE

(Adding General Construction to Requirements)

WHEREAS, the Village of Lombard maintains a Building Code which is found in Title 15, Chapter 150 of the Lombard Code of Ordinances; and,

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Building Code and make necessary changes; and,

WHEREAS, a review of the Building Code has been conducted by the Village of Lombard Board of Building Appeals on November 9, 2022; and,

WHEREAS, the Board of Building Appeals has filed its recommendations with the President and Board of Trustees recommending approval of the text amendments described herein; and,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

**SECTION 1:** That Title 15, Chapter 150, Article IV. and Section 150.041 of the Lombard Village Code shall hereby be amended as follows with text amendments in **bold and underline** and deletions denoted by ~~strikethrough~~:

ARTICLE IV. - ~~RESIDENTIAL USE SPECIAL~~ **GENERAL CONSTRUCTION**  
REQUIREMENTS

§ 150.040 ~~Special residential~~ **R**esidential requirements.

(A) Applies to ~~all uses~~ residential uses.

- (1) *Closets*. If a light is installed in a closet, it must be one of the following types:
  - a. Globe encased
  - b. Fluorescent
  - c. Recessed types
  - d. LED
- (2) *Interior doors*. Minimum width for basement doors shall be two feet, six inches.
- (3) *Asphalt shingles*. **Stapling shall not be permitted for roofs.**
  - ~~(a) Stapling will not be permitted for any roofs.~~

§ 150.041 Exceptions to ~~special residential~~ general construction requirements.

Provided that the construction of the building meets all of the following requirements, the restrictions set forth in § 150.040 (C) (1) and (2) shall be amended to read:

- (A) Access for emergency vehicles is provided to both the front and rear of the building;
- (B) A minimum eight-inch diameter watermain is looped around the building, with fire hydrants spaced as approved by the Fire Chief;
- (C) The building is constructed of non-combustible materials (i.e. masonry construction using metal studs);
- (D) The building is protected by an approved automatic sprinkler system designed to meet, at a minimum, NFPA 13R;
- (E) Each townhome unit within the building is separated by a two-hour rated masonry firewall, from the foundation to the underside of the roof deck, with factory fire retardant treated decking;
- (F) A place of refuge shall be provided from the third floor of the buildings.

(Ord. 4828, passed 6/15/00)

**SECTION 2:** That this ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2022.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2022.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2023.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_ day of \_\_\_\_\_, 2023.

Ordinance No. \_\_\_\_\_  
Re: Chapter 150.041  
Page 3

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk

Published in pamphlet from this \_\_\_\_ day \_\_\_\_\_, 2023.

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk