



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 Commissioner Keith Steiskal*

Monday, February 27, 2017

7:00 PM

Village Hall - L22

Call to Order and Pledge of Allegiance

*The meeting was called to order by William Heniff, AICP, Director of
Community Development, at 7:00 p.m.*

Mr. Heniff led the Pledge of Allegiance.

Roll Call

Present 5 - Stephen Flint, Marty Igoe, John Cullen, Bob Mueller, and Maurice Bernardi

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

Public Hearings

Business Meeting

Approval of Minutes

**A motion was made by Stephen Flint, seconded by Bob Mueller, to approve
the minutes of the September 7, 2016 meeting. The motion passed by a
unanimous vote.**

Unfinished Business

[160374](#)

**Building Code Amendments - Chapter 150.050 of the Village Code
- (Plumbing)**

Ordinance granting approval of text amendments to Title 15, Chapter 150
of the Lombard Village Code relative to plumbing code amendments for

WaterSense fixtures and grease traps. (DISTRICTS - ALL)

Keith Steiskal stated that staff is bringing the Plumbing Code Amendments back to BOBA after minor language changes have been made as suggested by the Illinois Department of Health (IDPH). The change is in the section of the code of amendments referring to the "WaterSense" requirement for new plumbing fixtures. The language change is not intended to change any of the past approved code amendment's intent, but were required to match the language suggested by the Illinois Department of Natural Resources. The amendments also include the previously discussed grease trap sizing provisions that were discussed and recommended for approval at the September 7, 2016 BOBA meeting. These amendments have been approved by the IDPH and will be brought forward to the Village Board concurrent with the WaterSense amendments

A motion was made by Maurice Bernardi, seconded by Marty Igoe, to recommend to the Board of Trustees the adoption of the proposed building text amendments to Chapter 150. The motion passed by a unanimous vote.

New Business

[170099](#)

Amendments to Chapter 150.105 (C) - Fire Equipment Inspection Records

Ordinance amending Title 15, Chapter 150, Section 150.105 (C) of the Village Code in regard to modifications to the International Fire Code, 2012 Edition, as it relates to fire equipment inspections records.

(DISTRICTS - ALL)

Chuck Riforgiate, Fire Marshal, noted that in buildings that have fire protection equipment are required to have the equipment inspected on an annual and/or semi-annual basis. To address this reporting requirement the Fire Department is proposing a web-based technology service and analytic suite that the fire prevention bureau seeks to use to proactively administer fire compliance

A motion was made by Stephen Flint, seconded by Bob Mueller, to recommended approval of the text amendments. The BOBA recommendation will be forwarded to the Public Safety and Transportation Committee for their review prior to final consideration by the Village Board. The motion passed by a unanimous vote.

[170100](#)

Private Property Drainage Review by Board of Building Appeals

Discussion and concurrence regarding code changes and policy updates relative to selected private property drainage related items for review by the Board of Building Appeals. (DISTRICTS - ALL)

Jana Bryant noted that many items that pertain to private drainage activities are more akin to “construction methods” which is within BOBA’s scope and purview. Staff is suggesting that, unless specifically identified within Village Code, many private property drainage related items are not necessarily a ‘public work’ which are intended to be heard by the PWEC committee and that BOBA may be the more appropriate entity to consider prior to being sent to the Village Board for final consideration. BOBA may also receive policy related construction matters pertaining to grading, drainage and site improvements for consideration that are otherwise not directly covered within code and could otherwise be approved by staff. However, variances to codes pertaining to stormwater detention and new storm sewer connections to combined sewers will still be considered by the PWEC as these have a potential impact on the Village’s infrastructure and off-site properties. Staff will be preparing future policy and code amendments for BOBA and PWEC consideration to further clarify this distinction. These items will include amendments to Chapters 50 and 51 (Public Works Water and Sanitary Sewer regulations) as well as Chapters 150 and 151 (Building Code and Local Flood Control Regulations)

[170101](#)

Village Stormwater Detention Policy

Discussion and concurrence by BOBA in regard to the Stormwater Detention Policy, as it relates to stormwater improvements for selected private developments with a net impervious area of 25,000 square feet or less. (DISTRICTS - ALL)

Jana Bryant stated that DuPage County regulations do not require detention until the new impervious area reaches 25,000 square feet and the Village requirements are more restrictive (5,000 square feet). Staff suggests the policy for single family development should be the respective development site and not the total if the overall development is still under 25,000 square feet in area. The intent of the policy will allow individual lots to separately hit the Village threshold on their own merit and not be required to be negatively affected by other lots in a small subdivision. This change will make it easier for smaller single family lot splits to not be required to provide detention.

[170102](#)

Text Amendments - Issuance of Building Permits

Ordinance amending Title XV, Chapter 150, Section 150.157 of the Lombard Village Code in regard to issuance of building permits by the Village. This amendment removes obsolete, duplicative and/or inconsistent language with other sections of the Village Code.

(DISTRICTS - ALL)

Keith Steiskal noted that Section 150.157 establishes general regulations for the issuance of building permits. As part of the code review and clean-up effort, staff is commencing with a series of text amendments to ensure that the Village Code in its entirety does not contain regulations that are inconsistent with other sections of Village Code or are no longer applicable

A motion was made by Marty Igoe, seconded by Maurice Bernardi, to recommend to the Board of Trustees the adoption of the proposed building text amendments to Chapter 150. The motion passed by a unanimous vote.

[170103](#)

Inspection Overtime Minimum Hours on Weekends and Holidays

Ordinance amending Title XV, Chapter 150, Section 150.141 of the Lombard Village Code in regard to engineering plan review fees and inspection fees. (DISTRICTS - ALL)

Staff noted that current Village provision for overtime inspections does not currently align with the adopted policies and controlling agreements pertaining to the majority of the Village staff that actually performs the inspections. As such, there is a discrepancy between the fee collected and the cost of the employee payment. Staff proposed that overtime provisions for evenings, weekends and holidays to match the union contract provisions. The change for inspections outside of normal work hours will be a minimum charge of two hours, instead of one. However, as staffing schedules can change, the intent of the text amendment is to memorialize this policy by actually identifying the hour periods in which the two hour minimum period would be applicable. The amendment strikes the exemption provision associated with the owner of a residence as the overtime costs would still be borne by the Village regardless of ownership

A motion was made by Stephen Flint, seconded by John Cullen, to recommend to the Board of Trustees the adoption of the proposed building text amendments to Chapter 150. The motion passed by a unanimous vote.

Other Business

[170104](#)

Staff Update on State Controlled Codes

Review and discussion of the updates to State Controlled Codes.
(DISTRICTS - ALL)

For informational purposes, Keith Steiskal offered BOBA a primer on those regulations which are covered exclusively by the State and those that can be reviewed and adopted by the Village.

[170105](#)**Staff Update on Technology**

Review and discussion of the technology advancements offered in the Community Development Department. (DISTRICTS - ALL)

BOBA heard a presentation by staff regarding the expanding efforts to provide greater access to submitting permits and information on-line. Staff also informed the members of the field technology being utilized for inspections.

Adjournment

A motion was made by Stephen Flint, seconded by John Cullen, to adjourn the meeting at 8:35 p.m. The motion passed by a unanimous vote.