

# Village of Lombard

*Village Hall*  
255 East Wilson Ave.  
Lombard, IL 60148  
[villageoflombard.org](http://villageoflombard.org)



## Minutes

**Wednesday, November 5, 2025**

**6:00 PM**

**Village Hall**

## **Board of Building Appeals**

***Members Bob Mueller, Maurice Bernardi,  
Marty Igoe, Stephen Flint and Mike McKay***

***Staff Liaisons:  
Director of Building Keith Steiskal  
Fire Marshal Perry Johnson***

## Call to Order and Pledge of Allegiance

*The meeting was called to order by Keith Steiskal, Director of Building at 6:00 p.m.*

*Keith Steiskal led the Pledge of Allegiance.*

## Roll Call

**Present** 5 - Bob Mueller, Maurice Bernardi, Marty Igoe, Stephen Flint, and Mike McKay

*Also present: Keith Steiskal, Director of Building, Perry Johnson, Fire Marshal, Jeff Whiteman, Plan Reviewer, and Kerry Barrie, Permit Technician*

## Approval of Minutes

**A motion was made by Bob Mueller seconded by Marty Igoe, to approve the November 6, 2024 meeting minutes. The motion passed by a unanimous vote.**

## New Business

[250369](#)

### **Text Amendments to Title 15, Chapter 150 (Building Code) of the Village of Lombard Ordinances.**

Recommending updating of the International Codes from the 2018 version to the 2024 version. This will include updating from the 2018 to the 2024 International Building Code, International Residential Code, International Mechanical Code, International Fuel Gas Code, International Fire Code, and the International Property Maintenance Code. Staff will highlight significant changes with the newer code, explain any edits to the ordinance to remove redundant language covered in the newer codes, and propose changes in the existing ordinance that can make the ordinances easier to follow.

*Keith Steiskal and Perry Johnson reviewed the proposed amendments to the Lombard Building Code (Title 15, Chapter 150 of the Village Code) to update from the existing 2018 International Codes to the 2024 International Codes. A series of amendments were also proposed to remove any ordinances now covered in the newer codes, remove redundancies listed in several areas of the ordinances, and proposals*

*to remove ordinances that cost additional money for residents doing construction but had no life safety benefit. These proposed adoptions/amendments include:*

- Updating from the 2018 to the 2024 International Building Code*
- Updating from the 2018 to the 2024 International Residential Code*
- Updating from the 2018 to the 2024 International Fire Code*
- Updating from the 2018 to the 2024 International Mechanical Code*
- Updating from the 2018 to the 2024 International Fuel Gas Code*
- Updating from the 2018 to the 2024 International Property Maintenance Code*

*Keith Steiskal explained we adopt new codes every other cycle and ISO notified us our rating would go down if we did not adopt the codes. The IBC accessibility section was removed as we need to follow the Illinois Accessibility Code, and we have to follow the Illinois Plumbing Code. We cannot adopt the International Plumbing Code.*

*Perry Johnson reviewed the fire code changes. A new appendix chapter was added, reviewed and explained what operational permits are and the fees associated with them. Perry Johnson explained what compliance services Brycer performs for the Village. Maurice Bernardi asked whether Brycer handles the paperwork for generators, which Perry Johnson confirmed they do. Maurice Bernardi commented that the contractor performs the test and uploads the paperwork to Brycer.*

*Perry Johnson explained the new code requirements for sprinklers in existing commercial buildings and which buildings would be affected. Keith Steiskal explained we are not adopting any appendixes as that would trigger additional buildings being affected by the new code. Keith Steiskal explained most of the codes are about new construction, not existing construction so this is a change. Steve Flint stated the codes were more for downstate and Maurice Bernardi asked for clarification of how often the codes are updated.*

*Bob Mueller asked Perry Johnson if the Fire Department is worried about lithium batteries in vehicles. Perry Johnson responded that it is new and they just had training on it. The concern is on e-bikes, using wrong chargers. Marty Igoe said he heard the City of Milwaukee does not allow parking of electric cars inside parking garages anymore. Perry Johnson said they have blankets to put on cars until the fire is out. Vermiculite extinguishers can be used. Discussion held on*

*parking garages and electric vehicles.*

*Steve Flint asked if the energy code is up for adoption. Keith Steiskal explained that it is adopted by the State automatically. We reference as to the latest version as adopted by the State of Illinois in our ordinance. We are currently on the 2024 energy code.*

*Keith Steiskal and Perry Johnson also updated the members on the significant changes to the codes.*

**A motion was made by Stephen Flint, seconded by Mike McKay, that this Text Amendment be approved.**

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

**Aye:** 5 - Bob Mueller, Maurice Bernardi, Marty Igoe, Stephen Flint, and Mike McKay

## **Information Only**

*Keith Steiskal provided the following updates:*

*ISO update (audit complete, proposed code updates tied to ISO rating).*

*Inspection check list is automatically sent on certain permit types advising what the inspector looks at once the inspection is scheduled.*

*Automatic inspection text alerts are in the process of being set up to notify the contact when the inspector will be arriving for an inspection.*

*A fence ordinance is being drafted. Currently, there is no standard for how you build a fence. Bob Mueller asked what the proposed changes were going to be. Keith Steiskal stated currently there are no codes for permanent fences, materials used, fence post hole depth, etc. Maurice Bernardi requested clarification on fences; is it construction fences or the construction of fences. Keith Steiskal confirmed it is the construction of permanent fences.*

*Ordinances are being drafted requiring someone to be in charge of a large commercial site (GC/contact person) and a communications policy requiring advising residents in advance when work will be done that affects them (closing the road, etc.).*

*An update was given on construction projects going on in the Village.*

*The grass and snow ordinance is going to be updated to define what debris is.*

*The stretcher ordinance was covered under the adoption of the new building codes.*

*Perry Johnson gave an update on the existing buildings in the Village that will now need a fire alarm per the State of Illinois adopted life safety code which Lombard uses for existing buildings only.*

## **Adjournment**

**A motion was made by Maurice Bernardi, seconded by Bob Mueller, to adjourn the meeting at 6:59 p.m. The motion passed by a unanimous vote.**