



Agenda  
Village of Glen Ellyn  
Building Board of Appeals Meeting  
Thursday, June 11, 2026  
1:00 PM  
Glen Ellyn Civic Center, Galligan Board Room

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Visitors are most welcome to attend all public meetings and can find copies of the Agenda online at [www.glenellyn.org](http://www.glenellyn.org) prior to the meeting. Any individual with a disability requiring reasonable accommodation in order to participate in a meeting should contact the Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting.

- A. Call to Order**
- B. Roll Call**
- C. Discussion**
  - 1) Discussion on Cost Thresholds
- D. Adjournment**

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Civility Pledge - In the interest of civility, I pledge to promote civility by listening, being respectful of others, acknowledging that we are striving to support and improve our community, and understanding that we each may have different ideas for achieving that objective.



**Glen Ellyn Building Board  
of Appeals**  
535 Duane Street  
Glen Ellyn, IL 60137

Meeting 6/11/2026 1:00 PM  
Department: Community Development  
Department Head: Jennifer Henaghan  
Category: Discussion Item  
Prepared By: Anthony Rickard

**AGENDA ITEM (ID  
# 2026-445)**

**DOC ID: 2026-445**

## **Discussion on Cost Thresholds**

### **Statement of the Issue:**

Village Code amendments to the International Residential Code and International Building Code require “partial improvements” and “all improvements” at cost thresholds, \$100,000 and \$200,000 respectively.

Recently, there has been discussion and concerns raised regarding these thresholds as they have not been changed from the values set in or about 2010. Internal and external stakeholders believe these values should be reconsidered for inflationary market changes as well as determining the Village’s intended purpose.

### **Analysis:**

It is believed that the cost threshold language found in 4-1-6(B)28, 4-1-6(B)31, 4-1-6(B)32, 4-1-8(B)4, 4-1-8(B)5, 5-2-1(B)60, and 5-2-1(B)62 should be reviewed to determine if they are appropriate after having been set at the existing value for approximately 15 years.

Additionally, the work required for water service and sewer service upgrades indicated in 4-1-6(B)29, 4-1-6(B)30, 4-1-6(B)33, and 4-1-6(34) should be reviewed to determine if it serves the Village’s interest to enforce at this time. Public Works reports that very few issues arise from problems with existing water and sewer service lines to properties. Generally, these items are upgraded when the property owner decides to in order to serve greater fixture counts or other demands. It may no longer serve the Village to impose these requirements when the property owner isn’t proposing the changes in their own interest.

### **Budget Impact:**

### **Contribution to Strategic Plan**

**Action Requested:**The BBA is asked to consider the attached proposed amendments and questions related to the Village Code amendments for the Building Code (4-1-6), Residential Code (4-1-8), and Fire Code (5-2-1) sections. Requesting considerations:

- Re-evaluate the cost thresholds associated with \$100,000 and \$200,000 hard costs to factor for inflationary market changes to cost of construction.

- Re-evaluate the work required for water and sewer upgrades based on work level and cost thresholds.
- Evaluate and remove the requirement for “All Improvements Required”.
- If not recommended by the BBA to remove the requirements for “All Improvements Required” then provide guidance on what specifically needs to be imposed on those “existing buildings and site” for staff to know what to enforce.
- Re-evaluate the cost threshold associated with \$300,000 hard costs requiring fire sprinkler systems in residential dwellings

**Attachments:**

1. 4-1-6. Adoption\_of\_Building\_Code - Hard Cost Thresholds - Redline
2. 4-1-8. Adoption\_of\_Residential\_Code - Hard Cost Thesholds - Redline
3. 5-2-1. Adoption\_of\_the\_Fire\_Code - Hard Cost Thresholds - Redline

#### 4-1-6. Adoption of Building Code.

- (A) The 2018 ICC International Building Code is adopted by reference as the standards and regulations for governing the demolition, construction, enlargement, alteration, restoration or repair of buildings and structures and their appurtenances, as this Code is intended, recommended, maintained and published by the International Code Council except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the 2018 ICC International Building Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.
- (B) The provisions of the 2018 ICC International Building Code, are hereby deleted, modified, and amended as follows:

28. Add new Section 429.1 to read as follows:

*429.1 Fire Protection Improvements.* All exposed combustible framing members, combustible voids or similar spaces throughout an existing building or structure shall be covered with five-eighths inch type X gypsum board, or provided with equivalent protection, when any addition to the building or structure is constructed that **exceeds \$15,000.00 in hard cost** and the building or structure is not equipped throughout with an approved fire sprinkler system.

29. Add new Section 429.2 to read as follows:

*429.2 Building and Property Improvements.* The following improvements within an existing building and on public or private property shall be required when a building addition increases the floor area of an existing building by more than 75%:

1. All improvements included in Section 429.1.

~~2. Abandon the existing water service line between the water main and the existing building or proposed addition and install a new water service line, water meter and copper horn in accordance with current standards, codes and ordinances.~~

~~3. Abandon the existing sanitary service line between the sanitary sewer main and the existing building or proposed addition and install a new sanitary service line if the structural integrity or water-tightness of the service line does not meet current standards, codes and ordinances.~~

~~4. Provide an overhead sanitary service line and sewage ejector pump in accordance with current standards, codes and ordinances.~~

5. Remove any existing gravel driveway and provide a hard surface driveway, approach and depressed curb and gutter and in accordance with current standards, codes and ordinances.

6. Provide a public sidewalk across the frontage of the property if no sidewalk presently exists, or repair any existing damaged sidewalk squares, in accordance with current standards, codes and ordinances.

7. Repair damaged or disturbed parkway grades and restore parkway groundcover or provide new groundcover where no groundcover exists.

*Exception:* The existing water and sanitary service lines may remain, upon approval of the Public Works Director, if existing conditions comply with, or are repaired and maintained to comply with current standards, codes and ordinances. Existing sanitary line conditions must be verified by a video and an audio or written report in the format required by the public works department.

~~30. Add new Section 429.3 to read as follows:~~

**Commented [AR1]:** Does this value need to be re-evaluated?

**Commented [AR2]:** In speaking with PW this has not been a recurring issue that warrants addressing as a requirement. It would be better as a recommendation if deemed appropriate to have the Village comment.

~~429.3 Building and Property Improvements. The following improvements within an existing building and on public or private property shall be required when a building addition increases the floor area of an existing building by more than 150%:~~

~~1. All improvements included in Section 429.2.~~

~~2. The existing building or structure on the property shall comply, or be upgraded to comply, with all provisions of the Village Codes, regulations and ordinances for a new building or structure.~~

31. Add new Section 429.4 to read as follows:

**429.4 Fire Protection Improvements.** All exposed combustible framing members, combustible voids or similar spaces within an existing building or structure without fire sprinklers shall be covered with five-eighths inch type X gypsum board, or provided with equivalent protection, when the existing exterior wall and roof surface area is structurally altered, or when interior remodeling work is completed, that exceeds \$15,000.00 in hard cost.

32. Add new Section 429.5 to read as follows:

**429.5 Building and Property Improvements.** The following improvements within an existing building and on public or private property shall be required when over 50% of the existing exterior wall and roof area is structurally altered or when interior remodeling work exceeds \$100,000.00 in hard cost:

1. All improvements included in Section 429.4.

2. ~~Abandon the existing water service line between the water main and the existing building or proposed addition and install a new water service line, water meter and copper horn in accordance with current standards, codes and ordinances.~~

3. ~~Abandon the existing sanitary service line between the sanitary sewer main and the existing building or proposed addition and install a new sanitary service line if the structural integrity or water-tightness of the service line does not meet current standards, codes and ordinances.~~

4. ~~Provide an overhead sanitary service line and ejector pump in accordance with current standards, codes and ordinances.~~

5. Remove any existing gravel driveway and provide a hard surface driveway, approach and depressed curb and gutter and in accordance with current standards, codes and ordinances.

6. Provide a public sidewalk across the frontage of the property if no sidewalk presently exists, or repair any existing damaged sidewalk squares, in accordance with current standards, codes and ordinances.

7. Repair damaged or disturbed parkway grades and provide or restore parkway groundcover where no ground is established.

~~Exception: The existing water and sanitary service lines may remain, upon approval of the Public Works Director, if existing conditions comply with, or are repaired and maintained to comply with current standards, codes and ordinances. Existing sanitary line conditions must be verified by a video and an audio or written report in the format required by the public works department.~~

33. Add new Section 429.6 to read as follows:

**429.6 Building and Property Improvements.** The following improvements within an existing building and on public or private property shall be required when over 75% of the existing exterior wall and roof area is structurally altered:

1. All improvements included in Section 429.5.

**Commented [AR3]:** Staff recommends that this be removed as trying to make an entire existing building and site comply with current codes in burdensome, unclear and difficult in practice to understand/explain/execute

**Commented [AR4]:** Does this value need to be re-evaluated?

**Commented [AR5]:** Complaints from internal and external stakeholders about this value not being updated and has not kept up with the market inflation

**Commented [AR6]:** In speaking with PW this has not been a recurring issue that warrants addressing as a requirement. It would be better as a recommendation if deemed appropriate to have the Village comment.

**Commented [AR7]:** If we remove the above requirements related to water/sewer then this is no longer necessary

2. The existing building and structure on the property shall comply, or be upgraded to comply, with all provisions of the Village Codes, regulations and ordinances for a new building or structure.

34. Add new Section 429.7 to read as follows:

*429.7 Building and Property Improvements.* The following improvements within an existing building and on public or private property shall be required when the hard cost of all remodeling work exceeds \$1,000,000.00 or 25% of the market value of the building or structure:

1. All improvements included in Section 429.5.

2. The remodeled area shall comply, or be upgraded to comply, with all provisions of the Village Codes, regulations and ordinances for a new building or structure.

**Commented [AR8]:** Staff recommends that this be removed as trying to make an entire existing building and site comply with current codes in burdensome, unclear and difficult in practice to understand/explain/execute

**Commented [AR9]:** Staff recommends that this be removed as trying to make an entire existing building and site comply with current codes in burdensome, unclear and difficult in practice to understand/explain/execute

**4-1-8. Adoption of Residential Code.**

- (A) The 2018 ICC International Residential Code is adopted by reference as the standards and regulations for governing the demolition, construction, enlargement, alteration, restoration or repair of buildings and structures and their appurtenances, as this Code is intended, recommended, maintained and published by the International Code Council except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the 2018 ICC International Residential Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.
- (B) The provisions of the 2018 ICC International Residential Code, are hereby deleted, modified, and amended as follows:

- 1. Amend Section R101.1 to read as follows:

*R101.1 Title.* These regulations shall be known as the Residential Code of the Village of Glen Ellyn, hereinafter referred to as "this Code."

- 2. Add new Section R102.4.1 to read as follows:

*R102.4.1 Plumbing.* Wherever reference to the International Plumbing Code is made, substitute the Plumbing Code, Department of Public Health, State of Illinois.

- 3. Add new Section R102.4.2 to read as follows:

*R102.4.2 Building.* Where "this Code" does not address any specific application, material, or method of construction, the 2018 ICC International Building Code shall be applicable.

- 4. Add new Section R102.7.2 to read as follows:

*R102.7.2 Partial Improvements Required.* The following improvements within an existing building and on public or private property shall be required when a building addition increases the floor area of an existing building by more than 75%, or when more than 50% of the existing exterior wall and roof structure area is altered, or when interior remodeling work exceeds \$100,000.00 in hard cost:

- 1. ~~Abandon the existing water service line between the water main and the existing building or proposed addition and install a new water service line, water meter and copper horn in accordance with current standards, codes and ordinances.~~
- 2. ~~Abandon the existing sanitary service line between the sanitary sewer main and the existing building or proposed addition and install a new sanitary service line if the structural integrity or water-tightness of the service line does not meet current standards, codes and ordinances.~~
- 3. ~~Provide an overhead sanitary service line and sewage ejector pump in accordance with current standards, codes and ordinances.~~
- 4. Remove any existing gravel driveway and provide a hard surface driveway, approach and depressed curb and gutter and in accordance with current standards, codes and ordinances.
- 5. Provide a public sidewalk across the frontage of the property if no sidewalk presently exists, or repair any existing damaged sidewalk squares, in accordance with current standards, codes and ordinances.
- 6. Repair damaged or disturbed parkway grades and restore parkway groundcover or provide new groundcover where no groundcover exists.

~~Exception: The existing water and sanitary service lines may remain, upon approval of the Public Works Director, if existing conditions comply with, or are repaired and maintained to comply with current~~

**Commented [AR1]:** Complaints from internal and external stakeholders about this value not being updated and has not kept up with the market inflation

**Commented [AR2]:** In speaking with PW this has not been a recurring issue that warrants addressing as a requirement. It would be better as a recommendation if deemed appropriate to have the Village comment.

standards, codes and ordinances. Existing sanitary line conditions must be verified by a video and an audio or written report in the format required by the Public Works Department.

5. Add new Section R102.7.3 to read as follows:

*R102.7.3 All Improvements Required.* The following improvements within an existing building and on public or private property shall be required when a building addition increases the floor area of an existing building by more than 150%, or when more than 75% of the existing exterior wall and roof structure area is altered, or when interior remodeling work exceeds \$200,000.00 in hard cost:

1. All improvements included in section R102.7.2.
2. The existing buildings and site shall comply, or be upgraded to comply, with all provisions of the Village Codes, regulations and ordinances for a new building or structure.

*Exception:* A fire sprinkler system shall be required for remodeling work only within the remodeled area when the remodeling work exceeds \$300,000.00 in hard cost or when the Modification Factor, as calculated in accordance with Section 1103.5.9 of the Glen Ellyn Fire Code is greater than 1.50.

**Commented [AR3]:** If we remove the above requirements related to water/sewer then this is no longer necessary

**Commented [AR4]:** Staff recommends that this be removed as trying to make an entire existing building and site comply with current codes in burdensome, unclear and difficult in practice to understand/explain/execute

**Commented [AR5]:** Does this value need to be re-evaluated?

**Commented [AR6]:** This Modification Factor referenced does not exist in the Village Code

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### 5-2-1. Adoption of the Fire Code.

(A) The 2018 ICC International Fire Code is adopted by reference as the standards and regulations for governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life and property in the occupancy of buildings and premises as this Code is intended, recommended, maintained and published by the International Code Council except such portions thereof that are deleted, modified, or amended in this chapter. At least one copy of the 2018 ICC International Fire Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.

(B) The provisions of the 2018 ICC International Fire Code are hereby deleted, modified and amended as follows:

60. Renumber Section 4603.4.5 to Section 1103.5.7 and amend to read as follows:

*1103.5.7 Remodeling In Existing Buildings and Structures.*

1. In buildings of all occupancy groups, except group U and one- and two-family dwellings and townhouses, an approved automatic sprinkler system shall be provided throughout the remodeled interior area if the hard cost of all remodeling work exceeds \$1,000,000.00 or 25 percent of the market value of the building or structure.
2. In one- and two-family dwellings and townhouses, an approved automatic sprinkler system shall be provided throughout the remodeled interior area of the existing building if the hard cost of all remodeling work exceeds \$300,000.00.

61. Add a new Section 1103.5.8 to read as follows:

*1103.5.8 Cumulative effect of modifications.* When calculating the gross floor area, exterior wall areas, and gross roof area under Sections 1103.5.5 and 1103.5.6, and the hard cost under Section 1103.5.7, the calculated values shall include all work to be performed on the existing building or structure under consideration as part of the permit application, plus all work performed on the existing building or structure within the two-year period of time immediately prior to the date of the current permit application.

62. Add a new Section 1103.5.10 to read as follows:

*1103.5.10 Residential basement remodeling.* When the hard cost of basement remodeling in one- and two-family dwellings and townhouses exceeds \$15,000, a sprinkler head shall be installed on the domestic water line within 5 feet of any boiler, furnace or clothes dryer.

Commented [AR1]: Does this value need to be re-evaluated?

Commented [AR2]: Does this value need to be re-evaluated?