



Village of Westmont

31 West Quincy Street, Westmont, Illinois 60559

villageboard@westmont.il.gov
westmont.illinois.gov | 630-981-6200

PUBLIC NOTICE

FIRE PUBLIC SAFETY COMMITTEE

Thursday, March 6, 2025 - 4:30 PM

Westmont Village Hall - 31 W. Quincy Street, Westmont, Illinois 60559

AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment
5. Approval of Minutes
 - A. Minutes of the November 14, 2024 meeting.
6. Unfinished Business
 - A. Fire Headquarters presentation by the Administrative Staff and the 845 Group.
7. New Business
8. Reports
 - A. Committee Chair
 - B. Department Director
 - C. Division(s) Reports
9. Miscellaneous
 - A. The next meeting is scheduled for May 1, 2025.
10. Adjourn

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the ADA Compliance Officer, 9:00 A.M. to 4:00

P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6210 voice, within a reasonable time before the meeting. Listen Everywhere, an assistive listening, mobile app, is now available to visitors attending Board and Commission Meetings held in the Village Hall Board Room.

<https://westmont.illinois.gov/581/ADA-Listen-Everywhere>

Westmont Fire Department | Westmont, Illinois

Programming: Option 1 (within current footprint)

2/5/2025 Rev.1

Space Type	Standard (NSF)	Qty.	Total Space	Comments	Existing Area (sf)
Public Areas					
Entry Vestibule	81	2	162	Lower Level & First Floor	
Public Lobby/Waiting	190	1	190		
Public Restroom- Female	144	1	144	Gut and Renovate existing LL restroom	
Public Restroom- Male Restroom	131	1	131	Gut and Renovate existing LL restroom	
Kitchenette	22	1	22	Millwork in lower level corridor	
Community / Training Room	489	1	489	Accommodates 16-18 ppl	
Display/History Area	0	0	0	included in lobby area	
Subtotal- Public Areas			1,138		
Circulation Grossing Factor- Public Areas			0.25		
Space Planning Target- Public Areas			1,423	GSF	
Administration Areas					
Fire Chief Office	235	1	235		
Deputy Chief Office	112	2	224		
Administrative Assistant Office	235	1	235	Shared with FPB Admin	
FPB Director/Fire Marshall Office	138	1	138		
FPB Assistant Director	87	1	87		
FPB Admin. Assistant Office	0	1	0	Included in Admin. Asst. Office above	
Fire Inspector Workstation	16	5	80		
Future Workstation	16	1	16		
Break Area w/kitchenette	86	1	86		
HR File Storage Room	75	1	75		
Copy Room	20	1	20	Millwork in LL corridor	
Subtotal- Administration Areas			1,196		
Circulation Grossing Factor- Admin Areas			0.25		
Space Planning Target- Admin Areas			1,495	GSF	

Westmont Fire Department | Westmont, Illinois

Programming: Option 1 (within current footprint)

2/5/2025 Rev.1

Space Type	Standard (NSF)	Qty.	Total Space	Comments	Existing Area (sf)
Living Quarters Areas					
Individual Bunk Room	94	6	564		
Gender Neutral Toilet/Sh Rm	64	3	192		
Shared Locker Room	271	1	271	30 lockers	
Fitness Room	392	1	392		
Dayroom	281	1	281		
Kitchen	318	1	318		
Laundry Room	65	1	65		
Ice Machine/Clean Storage	0	1	0	included in kitchen	
Janitor Closet	36	1	36		
Subtotal- Living Quarters Areas			2,119		
Circulation Grossing Factor- Living Quarters			0.35		
Space Planning Target- Living Quarters			2,861	GSF	
Apparatus Bay Areas					
Apparatus Bay	1,083	3	3,249	3 Bays @ 13'-6"x 80'-4"	
Turnout Gear Locker Room	290	1	290	32 lockers	
Decontamination Toilet/Shower	82	1	82		
Gear Laundry Room	193	1	193		
EMS Storage/Work Room	151	1	151	shared with other storage	
Shop Area	0	1	0	shared with shop area	
SCBA Room	220	1	220	shared with shop area	
Janitor's Sink	0	1	0	shared with gear laundry	
Storage Room	190	1	190		
Subtotal- Apparatus Bay Areas			4,375		
Circulation Grossing Factor- App. Bay Area			0.10		
Space Planning Target- Apparatus Bay			4,813	GSF	
Building Support Areas					
Mechanical Room	826	1	826		
Electrical Room	0	1	0	remains in current location (EMS work rm)	
Fire Protection Room	0	1	0	in stairwell	
IT Room	237	1	237	old hose tower basement	
Stair Tower	268	2	536	1 existing, 1 new	
Elevator	80	1	80	Machine-less Elevator	
Subtotal- Building Support Areas			1,679		
Circulation Factor- Bldg Support Areas			0.10		
Space Planning Target- Building Support			1,847	GSF	

Westmont Fire Department | Westmont, Illinois

Programming: Option 1 (within current footprint)

2/5/2025 Rev.1

Space Type	Standard (NSF)	Qty.	Total Space	Comments	Existing Area (sf)
Subtotal: All Spaces			12,438	sf	
Exterior Wall Allowance			2,382	sf	
Grand Total- Building Space Planning Target			14,820	GSF	

Notes:

The following exterior spaces are needed:

Patio: Grill, Smoker, Blackstone, Fire Pit, Cooking Area + Dining/Lounge Area, out of public view

Generator

Village/FD Vehicle Parking

Existing First Floor Area: 9,656 GSF, Existing Lower Level Area: 5,164

Westmont Fire Department | Westmont, Illinois

Programming: Option 2 (Addition + Renovation)

2/5/2025 Rev.1

Space Type	Standard (NSF)	Qty.	Total Space	Comments	Existing Area (sf)
Public Areas					
Entry Vestibule	120	1	120		
Public Lobby/Waiting	300	1	300		
Public Restroom-Female Restroom	65	1	65	single user	
Public Restroom- Male Restroom	65	1	65	single user	
Kitchenette	60	0	0	Included in Training Room	
Storage Room	80	0	0	Included in Training Room	
Community / Training Room	1,500	1	1,500	60 person capacity	
Police Report Room	120	1	120		
Display/History Area	0	0	0	included in lobby area	
Subtotal- Public Areas			2,170		
Circulation Grossing Factor- Public Areas			0.25		
Space Planning Target- Public Areas			2,713	GSF	
Administration Areas					
Fire Chief Office	240	1	240	12'x20'	
Deputy Chief Office	168	2	336	12'x14'	
Administrative Assistant Office	120	1	120		
FPB Director/Fire Marshall Office	120	1	120		
FPB Assistant Director	120	1	120	also the public ed. Director	
FPB Admin. Assistant Office	120	1	120		
Fire Inspector Workstation	48	5	240		
Fire Inspector Storage	100	1	100	drawings, archival storage- in LL	
Training Director Office	120	1	120		
EMS Coord./Assist. Coord. Office	200	1	200	Shared office- w/file cabs	
Future Workstation	48	3	144		
Open Office/Future Offices	120	3	360		
Conference Room	500	1	500	storm shelter- not required in reno scenario	
Small Meeting Room	150	1	150		
Break Area w/kitchenette	300	1	300		
HR File Storage Room	80	1	80	Locked Room w/locked file cabs.- in LL	
Copy Room	100	1	100		
Office Supply Storage	80	1	80	In Copy Room Millwork	
Staff Restroom	60	2	120	All Gender	
Pub. Ed. Storage Room	100	1	100	In LL	
EMA Storage Room	100	1	100	in LL	
Subtotal- Administration Areas			3,750		
Circulation Grossing Factor- Admin Areas			0.25		
Space Planning Target- Admin Areas			4,688	GSF	

Westmont Fire Department | Westmont, Illinois

Programming: Option 2 (Addition + Renovation)

2/5/2025 Rev.1

Space Type	Standard (NSF)	Qty.	Total Space	Comments	Existing Area (sf)
Living Quarters Areas					
Battalion Chief Office	120	1	120		
Battalion Chief Bunk	95	1	95		
Battalion Chief Toilet/Shower	65	1	65		
Individual Bunk Room	95	15	1,425		
Bunk Room/Lactation Room	110	1	110		
Lieutenant Office	150	1	150	13 LT's currently, office to be shared- 3 ppl/shift	
Captains Office	120	1	120		
Firefighter Office (Duty Office)	250	1	250	Shared workroom- 5 ppl/shift, mailboxes	
EMS Report Room	120	1	120	Shared office- 2 ppl/shift	
Shared Locker Room	575	1	575	42 lockers	
Individual Toilet/Shower Room	65	6	390	All Gender	
Fitness Room	1,300	1	1,300	Existing Fitness Room in LL	
Dayroom	750	1	750	11 recliners, min., windows,	
Kitchen	750	1	750	2DW, 3 Ref., 3 pantries, 60" w stove with ansul hood, 2 large sinks + Dining Area (50"x145" existing table)	
Library/Study Space	150	1	150	quiet area	
Laundry Room	60	1	60		
Ice Machine/Clean Storage	65	1	65		
Janitor Closet	100	1	100		
Subtotal- Living Quarters Areas			6,595		
Circulation Grossing Factor- Living Quarters			0.30		
Space Planning Target- Living Quarters			8,574	GSF	
Apparatus Bay Areas					
Apparatus Bay	1,530	4	6,120	4 Bays @ 18'x85'	
Turnout Gear Locker Room	420	1	420	40 lockers	
Decontamination Toilet/Shower	90	1	90		
Gear Laundry Room	150	1	150		
EMS Storage/Work Room	200	1	200	with locked narcotics cabinet	
Shop Area	250	1	250		
SCBA Room	120	1	120		
Janitor's Sink	40	1	40	alcove off of bay floor	
Mezzanine Storage	600	1	600	if possible	
Subtotal- Apparatus Bay Areas			7,990		
Circulation Grossing Factor- App. Bay Area			0.10		
Space Planning Target- Apparatus Bay			8,789	GSF	

Westmont Fire Department | Westmont, Illinois

Programming: Option 2 (Addition + Renovation)

2/5/2025 Rev.1

Space Type	Standard (NSF)	Qty.	Total Space	Comments	Existing Area (sf)
Building Support Areas					
Mechanical Room	1190	1	1190	Old + New Mech. Rooms	
Electrical Room	150	1	150		
Fire Protection Room	120	1	120		
IT Room	150	1	150		
Stair Tower	280	2	560		
Elevator	80	1	80		
Unassigned LL space	750	1	750		
Subtotal- Building Support Areas			3,000		
Circulation Factor- Bldg Support Areas			0.10		
Space Planning Target- Building Support			3,300	GSF	
Subtotal: All Spaces			28,063	sf	
Exterior Wall Allowance (6%)			1,684	sf	
Grand Total- Building Space Planning Target			29,746	GSF	

Notes:

Assumes a gender neutral locker/shower room scenario

The following exterior spaces are needed: Patio (Grill, Smoker, Blackstone, Fire Pit, Cooking Area + Dining/Lounge Area, out of public view)

Generator

Village/FD Vehicle Parking

Westmont Fire Department | Westmont, Illinois

Programming: Option 3 (New Construction)

2/5/2025 Rev.1

Space Type	Standard (NSF)	Qty.	Total Space	Comments	Existing Area (sf)
Public Areas					
Entry Vestibule	120	1	120		
Public Lobby/Waiting	200	1	200		
Public Restroom-Female Restroom	175	1	175		
Public Restroom- Male Restroom	175	1	175		
Janitor's Closet	60	1	60		
Kitchenette	60	1	60		
Storage Room	80	1	80		
Police Report Room	120	1	120		
Community / Training Room	1,500	1	1,500	60 person capacity	
Display/History Area	0	0	0	included in lobby area	
Subtotal- Public Areas			2,490		
Circulation Grossing Factor- Public Areas			0.25		
Space Planning Target- Public Areas			3,113	GSF	
Administration Areas					
Fire Chief Office	240	1	240	12'x20'	
Deputy Chief Office	168	2	336	12' x 14'	
Administrative Assistant Office	120	1	120		
FPB Director/Fire Marshall Office	120	1	120		
FPB Assistant Director	120	1	120	also the public ed. Director	
FPB Administrative Assistant Office	120	1	120		
Fire Inspector Workstation	64	5	320	5 inspectors currently	
Fire Inspector Storage	100	1	100	drawings, archival storage	
Training Director Office	120	1	120		
EMS Coord./Asst. Coord. Office	200	1	200	shared office, 2-42"w , 4drawer high file cabs	
Future Workstation	64	3	192		
Open Office/Future Offices	120	3	360		
Conference Room (w/restroom)	500	1	500	Doubles as req'd Storm Shelter - must be on first fl.	
Meeting Room	350	1	350		
Break Area w/kitchenette	300	1	300		
HR File Storage Room	80	1	80	assume: 4-42"w, 4drawer high file cabs.	
Copy Room	100	1	100		
Office Supply Storage	80	1	80		
Staff Restroom	60	2	120	All Gender	
Pub. Ed. Storage Room	100	1	100		
EMA Storage Room	100	1	100		
Subtotal- Administration Areas			4,078		
Circulation Grossing Factor- Admin Areas			0.25		
Space Planning Target- Admin Areas			5,098	GSF	
Living Quarters Areas					
Battalion Chief Office	120	1	120	4 BC's currently, office shared, 1 person/shift	
Battalion Chief Bunk	95	1	95		
Battalion Chief Toilet/Shower	65	1	65		
Individual Bunk Room	95	15	1,425	bunk, linen storage, desk	
Bunk Room/Lactation Room	110	1	110	bunk, linen storage, desk, sink, counter, uc ref.	
Lieutenant Office	150	1	150	13 LT's currently, office to be shared- 2 ppl/shift	
Captain's Office	120	1	120	5 Captains currently, office shared, 1 person/shift	
Firefighter Office (Duty Office)	250	1	250	Shared workroom- 5 ppl/shift, mailboxes	
EMS Report Room	120	1	120	Shared office- 2 ppl/shift	

Westmont Fire Department | Westmont, Illinois

Programming: Option 3 (New Construction)

2/5/2025 Rev.1

Space Type	Standard (NSF)	Qty.	Total Space	Comments	Existing Area (sf)
Shared Locker Room	575	1	575	45 lockers	
Individual Toilet/Shower Room	65	6	390	All Gender	
Fitness Room	1,300	1	1,300	with Sauna	
Dayroom	860	1	860	11 recliners, min., windows, semi-circle furn.	
Kitchen	750	1	750	2DW, 3 Ref., 3 pantries, 60"w stove with ansul hood, 2 large sinks + Dining Area (50"x145" existing table)	
Library/Study Space	150	1	150	quiet area off of dayroom	
Laundry Room	60	1	60		
Ice Machine/Clean Storage	65	1	65		
Janitor Closet	100	1	100	Jan. Cart, Vac's, Mop sink, cleaning chemicals, storage	
Subtotal- Living Quarters Areas			6,705		
Circulation Grossing Factor- Living Quarters			0.35		
Space Planning Target- Living Quarters			9,052	GSF	
Apparatus Bay Areas					
Apparatus Bay	1,530	4	6,120	4 Bays @ 18'x85'	
Turnout Gear Locker Room	450	1	450	45 lockers	
Decontamination Toilet/Shower	90	1	90		
Gear Laundry Room	150	1	150		
EMS Storage/Work Room	200	1	200	with locked narcotics cabinet + mop sink	
Shop Area	250	1	250		
SCBA Room	120	1	120	Filler & Tanks only	
Janitor's Sink	40	1	40	alcove off of bay floor	
Mezzanine Storage	600	1	600	Compressor(SCBA)	
Subtotal- Apparatus Bay Areas			8,020		
Circulation Grossing Factor- App. Bay Area			0.10		
Space Planning Target- Apparatus Bay			8,822	GSF	
Building Support Areas					
Mechanical Room	350	1	350		
Electrical Room	150	1	150		
Fire Protection Room	120	1	120		
IT Room	200	1	200		
Stair Tower	200	2	400		
Elevator	80	1	80	Machine-less elevator	
Subtotal- Building Support Areas			1,300		
Circulation Factor- Bldg Support Areas			0.10		
Space Planning Target- Building Support			1,430	GSF	
Subtotal: All Spaces			27,514 sf		
Exterior Wall Allowance (6%)			1,651 sf		
Grand Total- Building Space Planning Target			29,165 GSF		

Notes: The following exterior spaces are needed

Patio: Grill, Smoker, Blackstone, Fire Pit, Cooking Area + Dining/Lounge Area, out of public view

Generator

Village/FD Vehicle Parking

Exterior Training Area

INITIAL BUDGET SUMMARY OPTIONS

VILLAGE OF WESTMONT
 FIRE DEPARTMENT - Station 183
 6015 S. Cass Avenue
 Westmont, Illinois 60559



2/27/2025

Options	Option 1	Option 2	Option 3	Option 3A	Option 3B	Option 3C	Option 3D
Description	Remodel existing fire station No additions. New exterior concrete pavement. Existing utilities to remain.	Existing basement and 1st floor portion of the building to remain and heavily renovated. New (4 bay) apparatus bay, new building addition.	Demo existing building and site complete. New building, new site. 4 Bay with 2nd Floor	Demo existing building and site complete. New building, new site. 4 bay with basement	Demo existing building and site complete. New building, new site. 5 bay with basement	Demo existing building and site complete. New building, new site. 5 Bay with 2nd Floor	Demo existing building and site complete. New Building and site. New 5 bay with 2nd floor and basement
Number of Bay's	3	4	4	4	5	5	5
Square Foot Area's	Existing First Floor Area 9,656 GSF Existing Lower Level Area 5,164 GSF	Existing First Floor Area 9,656 GSF Existing Lower Level Area 5,164 GSF Proposed Additions 1st Flr. 13,097 GSF Proposed Additions 2nd Flr. 5,802 GSF Proposed Additions LL (Stair) 284 GSF	First Floor Area 23,338 GSF Mezzanine Area 575 GSF Second Floor 5,840 GSF	First Floor Area 23,612 GSF Mezzanine Area 575 GSF Basement Area 5,326 GSF	First Floor Area 25,876 GSF Mezzanine Area 575 GSF Basement Area 5,143 GSF	First Floor Area 24,763 GSF Mezzanine Area 575 GSF Second Floor 5,574 GSF	First Floor Area 23,572 GSF Second Floor 4,220 GSF Mezzanine Area 575 GSF Basement Area 5,374 GSF
Total Square footage	14820 GSF	34,003 GSF	29,745 GSF	29,513 GSF	31,594 GSF	30,912 GSF	33,741 GSF
Pre Construction Costs	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Construction Costs	\$ 7,851,868	\$ 17,934,813	\$ 17,336,753	\$ 17,124,619	\$ 18,111,491	\$ 17,956,494	\$ 19,652,656
Escalation	\$ 362,304	\$ 872,303	\$ 843,239	\$ 832,930	\$ 880,889	\$ 873,357	\$ 955,785
Sub Total Hard Costs	\$ 8,249,172	\$ 18,822,116	\$ 18,194,992	\$ 17,972,549	\$ 19,007,380	\$ 18,844,851	\$ 20,623,441
Furniture & Appliances	\$ 200,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Technology and Equipment	\$ 200,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
ComEd/Nicor/Utility Fees	\$ 150,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
Design Fees	\$ 615,942	\$ 1,394,548	\$ 1,350,649	\$ 1,335,078	\$ 1,407,517	\$ 1,396,140	\$ 1,520,641
Owner Design Contingency	\$ 188,302	\$ 426,333	\$ 412,913	\$ 408,153	\$ 430,298	\$ 426,820	\$ 464,882
Total Initial Budget	\$ 9,603,416	\$ 21,742,997	\$ 21,058,554	\$ 20,815,780	\$ 21,945,195	\$ 21,767,811	\$ 23,708,964

Qualifications
 1. Construction assumed to start in spring of 2026

Exclusions:

1. Escalation due to tariffs
2. Unsuitable soils
3. Storm water detention
4. Perimeter fencing
5. Trailers/temp facilities
6. Hazardous material removal other than 25k allowance included in demo
7. Fuel tank removal
8. Moving costs