

Public Works Committee Meeting
December 5, 2025
Minutes

Called to Order: @ 4:30 pm

Present: Chairman - Trustee Steve Nero, Trustee Bruce Barker, Trustee Linda Liddle, Trustee Harold Barry III, Mayor Ron Gunter, Village Manager Steve May, Assistant Village Manager Spencer Parker, Public Works Director Amy Ries, Police Chief Gunther, Fire Chief Riley, CDD Director Hennerfeind, HR Director Brainerd, Finance Director Altic, IT Director Liljeberg, Communications Director McIntyre, Street Supervisor Melissa Brendle, Water Supervisor Brian Beusse, Underground Supervisor Jeff Bonk, Fleet Supervisor Virgil Viscuso, Forestry Supervisor Jon Yeater.

Pledge of Allegiance

Approval of Minutes: Minutes from 9/19/24 were approved by Trustee Liddle, second by Trustee Barker.

Unfinished Business:

- A. Nothing

New Business:

- A. Fire Department Headquarters Evaluation - 845 Group gave a detailed report on the condition of our Fire Headquarters building at 6115 S. Cass Ave. They presented three choices: Renovation on current footprint, Renovation with addition and New Construction. They addressed existing safety issues with the building; some are hazardous. The building was built in 1991. Some of the main issues that exist: Decontamination hazard, mold, overhead doors not wide enough for new equipment, metal paneling: nothing behind to protect building, no vapor barrier, no insulation. The building is not ADA compliant, nor is it up to code. Surveys of Fire employees were gone over: not enough room was the main concern regardless of rank/position. Another concern, air quality/health concerns due to cross contamination and mold. Main project goals: Enhance health and safety, Improve efficiency, training room, staff comfort & privacy.

Reports:

- A. Chairperson

- 1) Nothing

B. Public Works Director -

- 1) Cruisin Nights changes: Communications Director Larry McIntyre - due to the upcoming 1 North Cass project, changing the location of Cruisin Nights and also Taste of Westmont was explored. One thought is to move it to West Burlington between Cass Ave. & Williams St. This layout will be easier to set up, parking will be easier to manage. All residences will have access to their properties via the alley.

The overall consensus was to leave Cruisin' Nights and Taste of Westmont on Cass Av similar to previous years.

- 2) Kirk Nix was recognized for 35 years of service to the Village.
- 3) Sidewalk Repair - Brief update on the program as a whole.

C. Fleet/Facilities Division

- 1) Dark Sky - Update on new downtown lights given, a picture of the new light poles and fixtures was shown.

D. Forestry & Grounds Division

- 1)

E. Street Division

- 1)

F. Underground

- 1)

G. Water Division

- 1) Lead & Copper - New lead and copper rule, 60 new sample sights
- 2) Corosion Chemical - City of Chicago is changing their corrosion chemical which may affect the color of the water in the beginning.

Meeting motioned to adjourn at 6:10 pm by Trustee Liddle, seconded by Trustee Barker. All in favor.

Village of Westmont Public Works Committee



December 5, 2024

Tonight's Agenda

1. FDHQ Facility Evaluation Update
2. Cruisin' Nights discussion
3. Sidewalk Condition Assessment
4. Pavement Condition Survey results
5. Lead & Copper Rule update
6. Liberty Park SRF discussion
7. Division Reports

Employee Recognition

Kirk Nix - 35 years

Congratulations!



Sidewalk Condition Assessment

Where have we been:

Data compiled in 2022 to identify issues

ADA Transition Plan report 2023

School Walk Route maps created 2023

Residents also call, email and submit 311 requests (~50 locations per year come in this way)

GIS map created

Current Programs:

Safe Step twice a year (addresses 400-500 locations per year)

In house concrete repairs at about 100 squares per year

Sidewalk Replacement contract (5400 SF) \$150,000 in 2024

ADA improvements addressed during MFT projects



Sidewalk Condition Assessment

Where are we going?

\$330,000 DCEO grant- Oakwood sidewalk (HS and Jr High proximity)

Annual Sidewalk Removal and Replacement contract

Continued in-house repairs

Continue to prioritize and address additional locations

- Focus on school walk routes
- Heavily travelled areas: parks, Downtown, arterials
- Address resident requests




Sidewalk Central Parcel viewer from gis.dupageco.org/parcelviewer/summary

All Defects (200) Client Reviews (0) Sawcut (177)


Before 06-06-2023 04:48 PM

ID: 135

216 Carlisle Ave



Before
06-06-2023 05:13 PM



After


Offset: 0/8"
Lf: 0
W: 5.0
L: 20.0
Sq Ft: 100.0

Price: \$0.00
Attr: 6 Inch
Notes: Spalling


Replacement Cost: \$1,250.00

ID: 146

234 Carlisle Ave



Before
06-06-2023 05:26 PM



After

Offset: 0/8"
Lf: 0
W: 5.0
L: 5.0
Sq Ft: 25.0

Price: \$0.00
Attr: Replace
Notes: Hole

Replacement Cost: \$287.50


Sidewalk Central Westmont June 2023

All Defects (200) Client Reviews (0) Sawcut (177)


Before 06-06-2023 04:50 PM

ID: 114

906 Ashley Ct



Before
06-06-2023 04:51 PM




After

W: 5.0
L: 4.0
Sq Ft: 20.0


Replacement Cost: \$230.00
Attr: Replace
Notes: Broken

ID: 194

125 Carlisle Ave



Before



After

W: 5.0
L: 15.0
Sq Ft: 75.0


Replacement Cost: \$862.50
Attr: Replace
Notes: 2.5 displacement; Severe slope

Sidewalk Central Westmont June 2023


All Defects (200) Client Reviews (0) Sawcut (177)

ID: 111

906 Ashley Ct



Before
06-06-2023 04:54 PM



After
07-17-2023 01:03 PM


Offset: 9/8"
Lf: 5
W: 5.0
L: 10.0
Sq Ft: 50.0

Price: \$102.40
Attr: XC


Replacement Cost: \$575.00

ID: 115

906 Ashley Ct



Before
06-06-2023 04:53 PM



After
07-17-2023 12:45 PM

Offset: 7/8"
Lf: 5
W: 5.0
L: 9.0
Sq Ft: 45.0

Price: \$79.65
Attr: XC

Replacement Cost: \$517.50

Pavement Condition Survey Results



We are still awaiting the report from the consultant and will provide an update at the March 2025 meeting.

Lead & Copper Rule Update

New monitoring requirements begin January 1, 2025

- USEPA required
- New sample site plan required
- 60 sample sites (previously 30)
- Every 6 months (previously every 3 years)
- 5 samples per site (previously 1 sample)
- Lowered the “Action Level” from 15 ppb to 10 ppb

Shorter replacement time for lead water services

- Originally 15 years beginning in 2027
- Revised to 10 years beginning in 2027

Lead Water Service Replacements

Voluntary Replacements

- 16 Total participants
- 15 Replacements have been completed

N. Warwick Watermain Project Replacements

- 10 Lead or galvanized services were replaced with copper

Total Lead water services in the system: 142 known lead services, 100 galvanized

The Village has applied for 0% SRF with principal forgiveness to remove the Village's remaining lead services.



Copper Piping

Copper piping is not magnetic and when scratched, will be similar in color to a penny.



Galvanized Piping

Galvanized piping is a dull, silver-gray color and strong magnets will typically cling to it.



Lead Piping

Lead piping is also a dull, silver-gray color, however, strong magnets will *NOT* cling to lead piping.

And..... City of Chicago is changing their corrosion control chemical.

- February 2018 IEPA formally requested Chicago to begin CCT study.
- Study concluded orthophosphate reduced lead levels over 60/40 poly/ortho blend
- Transitioning from blended phosphate to orthophosphate beginning late 2024/early 2025. Current date is December 10, 2024.
- Chicago, DWC and the Village will be monitoring WQP during the transition
- Possible operational changes for increased turnover in towers and reservoirs
- Possible flushing of fire hydrants to distribute throughout the distribution system
- Localized concerns include:
 - Turbidity(cloudiness)
 - Color complaints(possible red tinted water) due to p-PO4 impacting iron pipes
 - Low Chlorine levels(disinfectant)

Liberty Park Watermain

Dupage County with Village assistance hosted a town hall style meeting 11/2022

There are 2 distinct areas in Liberty Park

- East (Individual private wells)
- West (Community public well)

Surveys were sent to property owners and tallied in 2/2023. The results were not in favor of forming SSA's and connecting to the Westmont water system.

West Side Community Well 332 Total Properties

YES – 147 - 44%

NO – 67 - 20%

NO RESPONSE – 118 - 36%

East Side Private Wells 172 Total Properties

YES – 55 - 32%

NO – 60 - 35%

NO RESPONSE – 57 - 33%

Liberty Park Watermain

Resident Funding Plan

Capital Cost Estimates

West Phase Improvements	Total Estimated Cost
Water Main Improvements	\$3,980,000
Private Side Services	\$1,896,000
Community Well Abandonment (2)	\$20,000
Well House Demolition	\$90,000
Storage Tank Demolition	\$240,000
Capital Cost Subtotal	\$6,226,000
Contingency (15%)	\$933,900
Legal and Engineering (20%)	\$1,245,200
Total Estimated SSA Cost (West)	\$8,405,100

Improvements include all new main, fire hydrants, valves, and appurtenances, and water services up to and including the meter. Unit price estimates are current for Village of Westmont.

East Phase Improvements	Total Estimated Cost
Water Main Improvements	\$3,230,000
Capital Cost Subtotal	\$3,230,000
Contingency (15%)	\$484,500
Legal and Construction Engineering (20%)	\$646,000
Total Estimated SSA Cost (East)	\$4,360,500

Improvements include all new main, fire hydrants, valves, and appurtenances, and water services up to and including the service box. Unit price estimates are current for Village of Westmont.

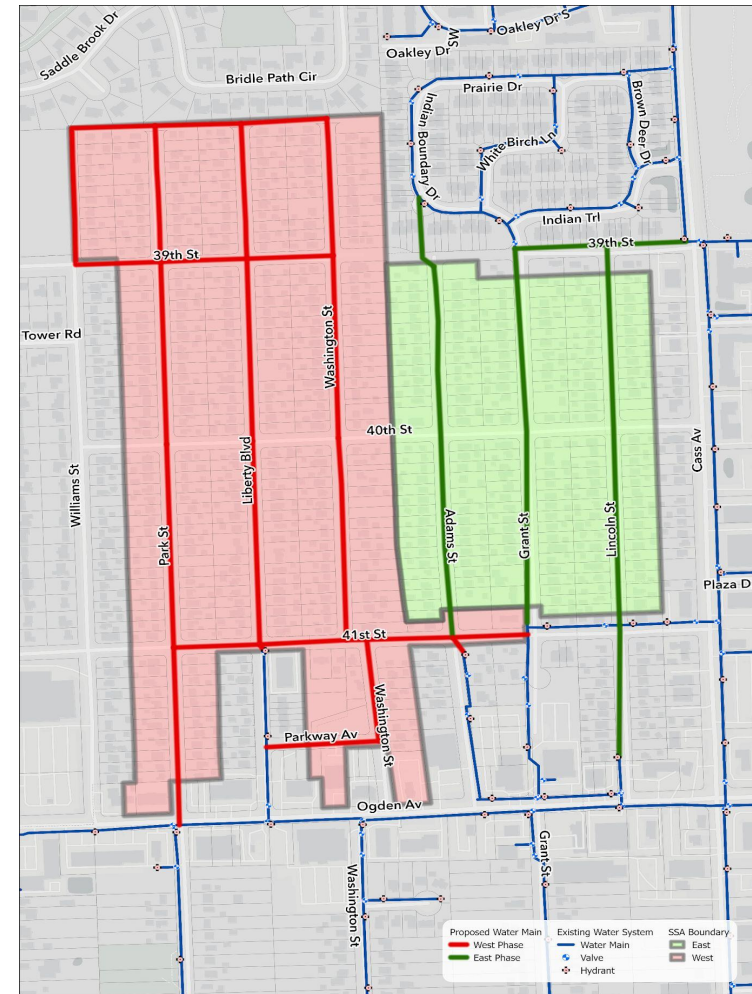
East Phase Direct Costs to Homeowner

Private side services and well abandonment estimated at \$6,000-\$8,000 per property.

The Village will waive connection fees for residents who connect at time of construction.

Connection fee for East Phase residents who connect later:

- 1-inch connection: \$1,250
- 1.5-inch connection: \$1,500
- 2-inch connection: \$2,000

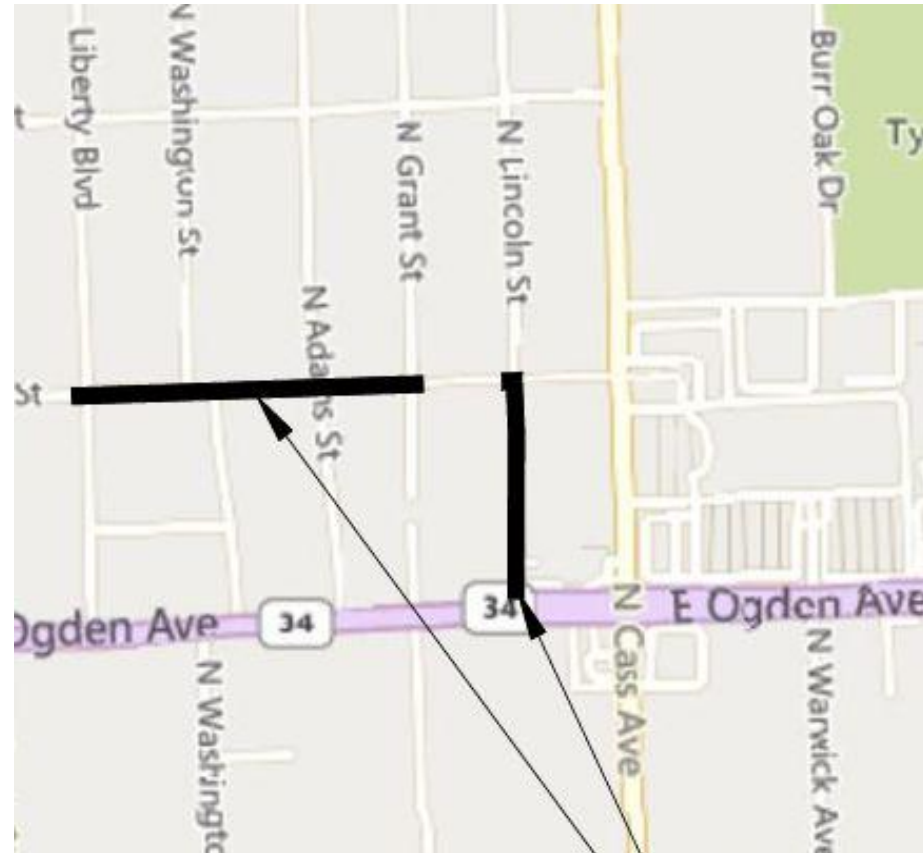


Liberty Park Watermain

- The Village proactively filed funding nominations for State Revolving Funds to be ready for future issues if and when they arise on 3/7/2024.
- DuPage County allocated \$700,000 in ARPA funds to the Village.
- The Village will install ~2,000 feet of watermain to extend watermain in the area.
- Bid opening was 11/26/24.
- Miller Pipeline LLC. is the lowest responsive bidder at \$726,254.00. We ask that the Board award this contract at today's Village Board Meeting.

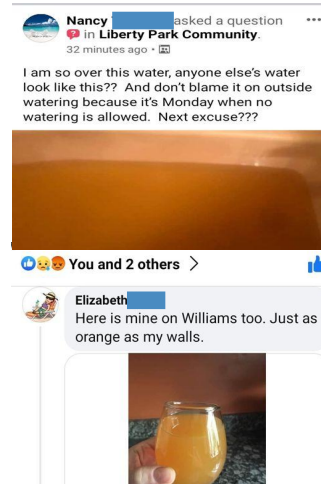
Liberty Park Watermain

- Watermains to be installed.
 - N. Lincoln St. from Ogden Ave. to 41st St.
 - 41st St. from Grant St. to Liberty Blvd.
- Eliminates 3 dead ends in the distribution system.
- Increases fire protection in the area.
- 27 properties would be provided new access to Westmont water.
 - Annexation or Pre-annexation would be required



Liberty Park Watermain: Next Steps

- The Liberty Park project was not selected for SRF on the current cycle.
- The Village plans to re-submit the Funding Nominations so that the project remains eligible for SRF.
- Decision Points:
 - If the project is selected for SRF, there is currently no mechanism for repayment.
 - A majority of the properties are unincorporated and not contiguous to Westmont.
 - May not be able to build West side watermain unless the existing community well system is abandoned.
- No decision required today, but.....



Capital Improvement Project Update

The following 2024 projects are substantially complete:

- 2024 MFT Resurfacing Project
- Warwick Ave Watermain Improvements
- Residential Alley 12N (completed June 2024)
- Residential Alley 5S



Capital Improvement Project Update

The following 2024 projects have not yet begun construction:

- ComEd Relocation 1 N. Cass (ComEd is the lead agency)- scheduled for Q2 2025
- Wilmette Sidewalk- Dallas to Quincy (Spring 2025)
- Farmingdale Streetlighting project
- Salt Dome
- Gateway Signs



Division Reports

Chairperson

Public Works Director

Fleet/Facilities Division

Forestry & Grounds
Division

Street Division

Underground Division

Water Division



Fleet/Facilities Division

Downtown Street Lights Update:

After the survey was completed, we have a winner with the Euro light. Our consultant has moved forward with the photometrics and placement of the lights.

Updates were provided to EIC at the November and December meetings.

Fleet Vehicle Update:

Fleet is gearing up for snow (100% up and running right now).

Fleet is about 10% complete with the modem upgrades on Public Safety vehicles.

New Pre-wet deicing system is up and running.



Forestry & Grounds Division

Holiday
Decorations





New Artificial Wreaths with Lights!

- Why Artificial?
 - Appearance (no early browning)
 - Cost (long term)
- Total Cost \$27,053
- Proposal for annual live wreaths 2024 \$23,033
- This year -\$4,020
- 10 year warranty on wreaths, 1 year on ribbons
- Savings over 10 years-
\$155,580 - \$230,330



Downtown Enhancement Lights & Wreaths



Fall Tree Planting

- 283 trees planted
 - 17 different species
 - 61 different sub-species
- Many trees planted in locations that have never been planted before
- Numerous resident inquiries



Tile Shop Lot



Naperville/Chicago Triangle





Private Property Tree Planting Incentive Program

28 Applicants (26 Approved for Planting)

Completed plantings:



Street Division

Safe Step will be completing work intown SW.

Road patching on various streets.

Downtown brick paver maintenance ongoing.

Sign Shop Activities- 10 miles of paint



Underground Division

61st & Williams insertion valve



Underground Division

- Arlington storm sewer extension (approximately 150 feet of pipe added to help with drainage)

- Since September 1st

- 6 main breaks repaired
- 19 broken curb boxes replaced
- 4 fire hydrants repaired and 1 replaced
- Currently cleaning and jetting storm sewers in the southeast side of town



Water Division

North Water Tower - Awarded to Caldwell Tanks Inc.

- Site work to begin Winter 2024/25
- Anticipated completion summer of 2026

Water Treatment Plant Rehabilitation

- High Service Pump replacements with Variable Frequency Drives
- Standby Generator
- Updated SCADA and Instrumentation
- New water disinfection system
- Scheduled for 2025-2027



Watermain Projects

41St/Lincoln St Watermain Extensions

- Bid Opening was 11/26/24
- Miller Pipeline LLC was lowest responsive bidder
- Construction in late winter/early spring 2025
- \$700,000 ARPA funding from DuPage County

N Washington/W Traube Improvements(watermain and stormwater)

- ~5,200' of 8" PVC watermain
- 90% Design plans complete
- Advertise for Bid early 2025
- Construction Spring, Summer and Fall 2025

Questions?



Thank you for attending!



Fire Department Headquarters
Facility Evaluation
Board Presentation
December 5, 2024

- PROJECT PROGRESS
- FACILITY EVALUATION SUMMARY
- SURVEY RESULTS
- PROPOSED MISSION STATEMENT & PROJECT GOALS
- CONSIDERATIONS
- NEXT STEPS
- Q & A



Station 183
Westmont Fire Department
Frank J. Johanik Fire Station

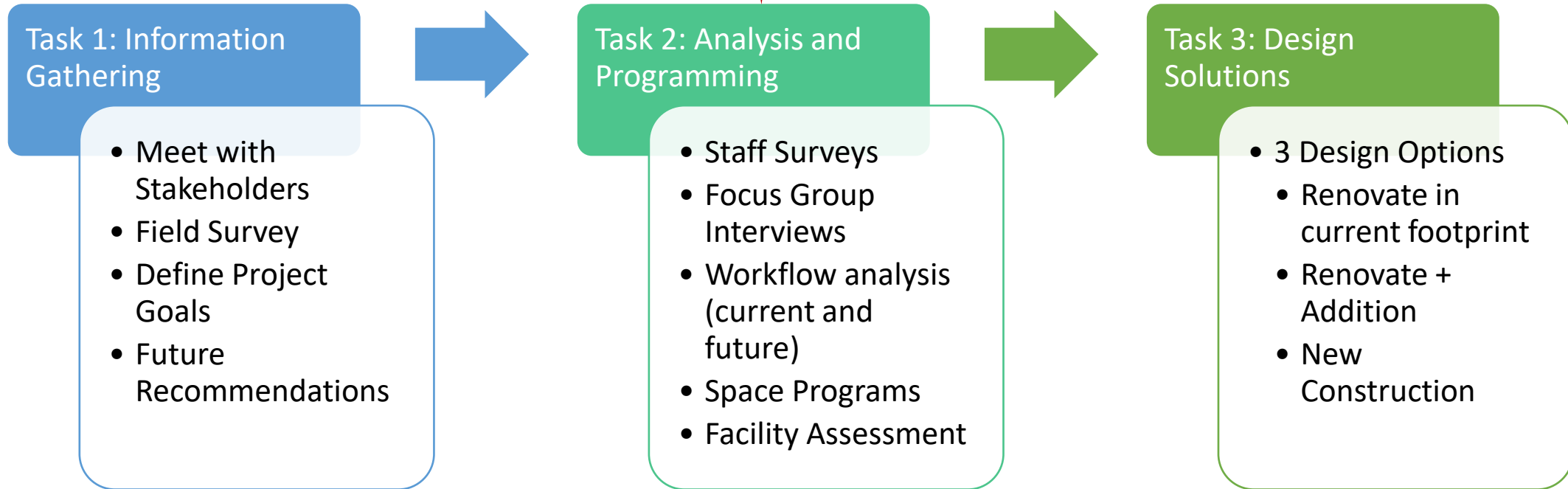
6015

PROJECT PROGRESS

0%

100%

YOU
ARE
HERE



Due Diligence Report

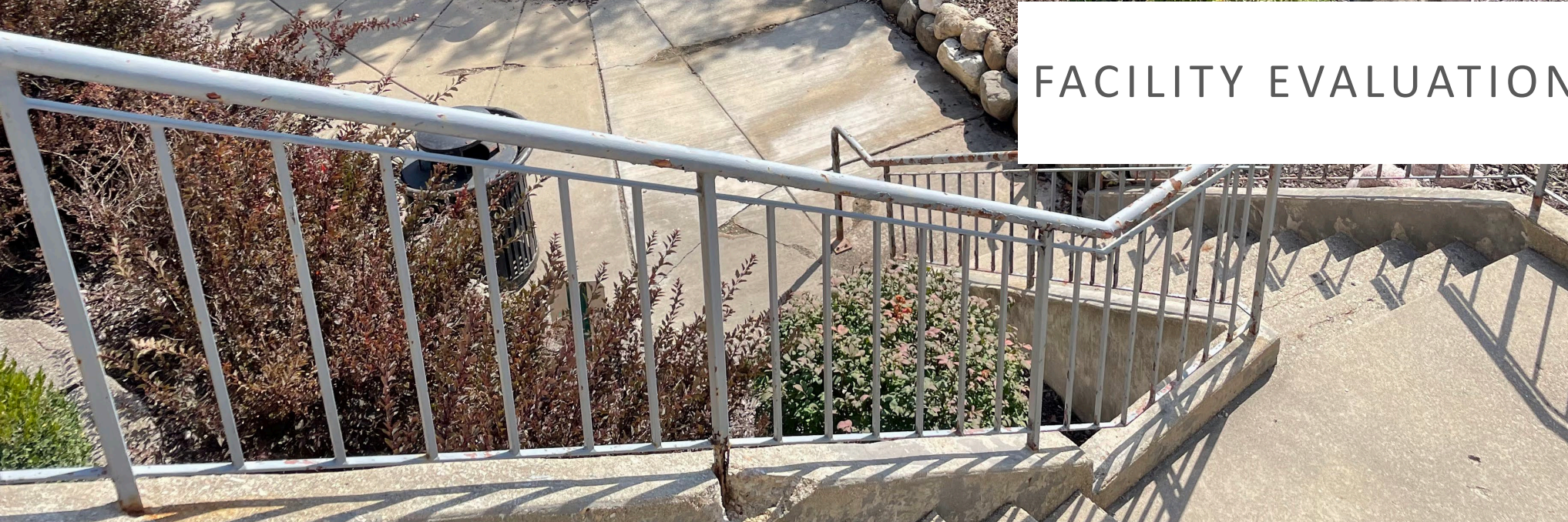
Conducted field survey of Station 183 by the following disciplines: Architecture, Mechanical/Electrical/Plumbing/Fire Protection, Structural

Held focus group sessions with staff. Gathered input from all ranks

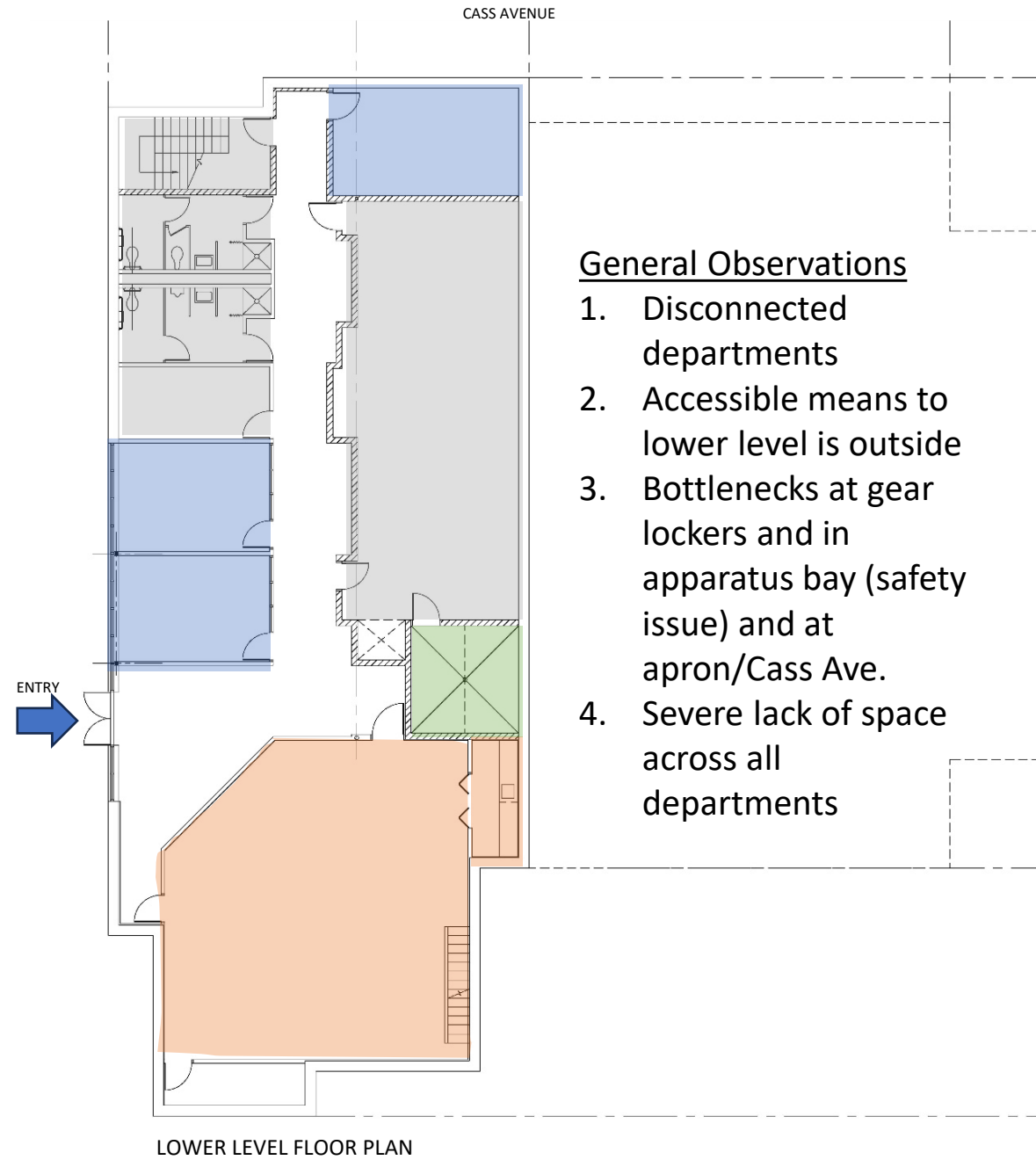
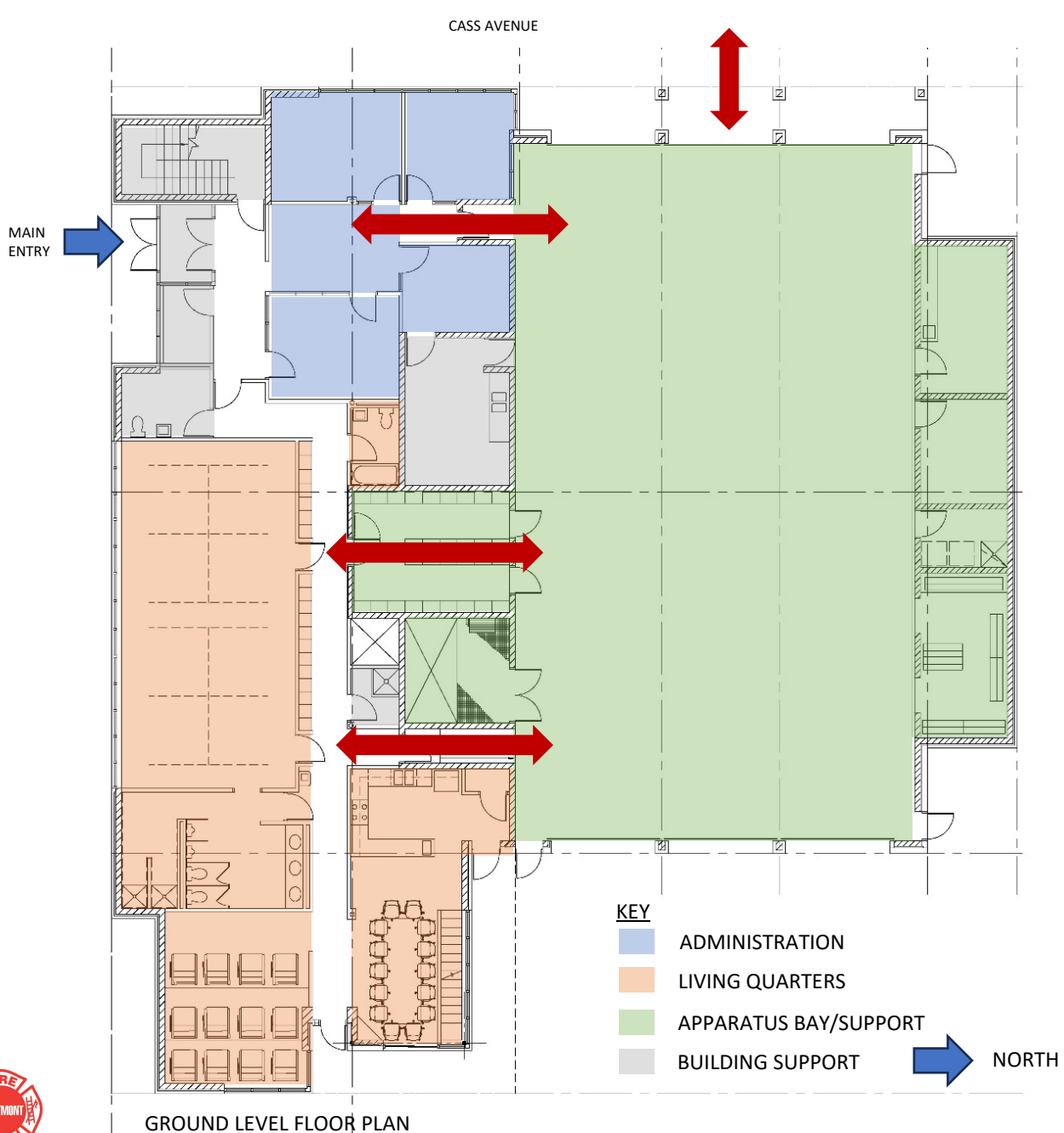
Conducted online, anonymous survey of Administration staff and Fire Fighting staff (46 respondents)



FACILITY EVALUATION SUMMARY



EXISTING FLOOR PLANS



General Observations

1. Disconnected departments
2. Accessible means to lower level is outside
3. Bottlenecks at gear lockers and in apparatus bay (safety issue) and at apron/Cass Ave.
4. Severe lack of space across all departments

Architectural Summary

Rebuild hose tower to resolve water infiltration problems.	Railing and sidewalk removed and completely replaced. Repair existing foundation walls (water infiltration) and re-grade as needed.
Replace all windows. Current windows are original and single pane glazing.	Replace the metal panel throughout the building to resolve water infiltration issues.
Existing Overhead doors cannot be modified without significant structural re-work of the building.	Hallway between bunk room and gear room is cramped and narrow due to lockers- egress issue and efficiency issue
Decontamination zone is needed between app bay and living quarters	Restroom is needed off of bay floor
Cross contamination concerns (laundry, storage & restrooms)	No privacy in bunk room- causing poor sleep
Unequal facilities for men and women	Exhaust filter system (bay floor)
Mold concerns	Comments on respiratory irritation when sleeping in bunk room

MEP/FP Summary

The existing electrical service is in maintainable condition and has capacity for future expansion.

Existing combustion ductwork does not meet current code.

Infrared heaters are damaged - are these functioning? In need of replacement?

Code required economizer does not meet code for the air handling units and is not operational.

Recommend replacement of all original existing HVAC equipment and plumbing systems to bring them up to code

There are no code required CO/NO2 sensors and exhaust system.

There is no hood in the existing kitchen or make up air unit.

Recommend replacement of all original existing HVAC equipment and plumbing systems to bring them up to code

Structural Summary

The exterior envelope is in variable condition.

Tuckpointing and exterior masonry repair.

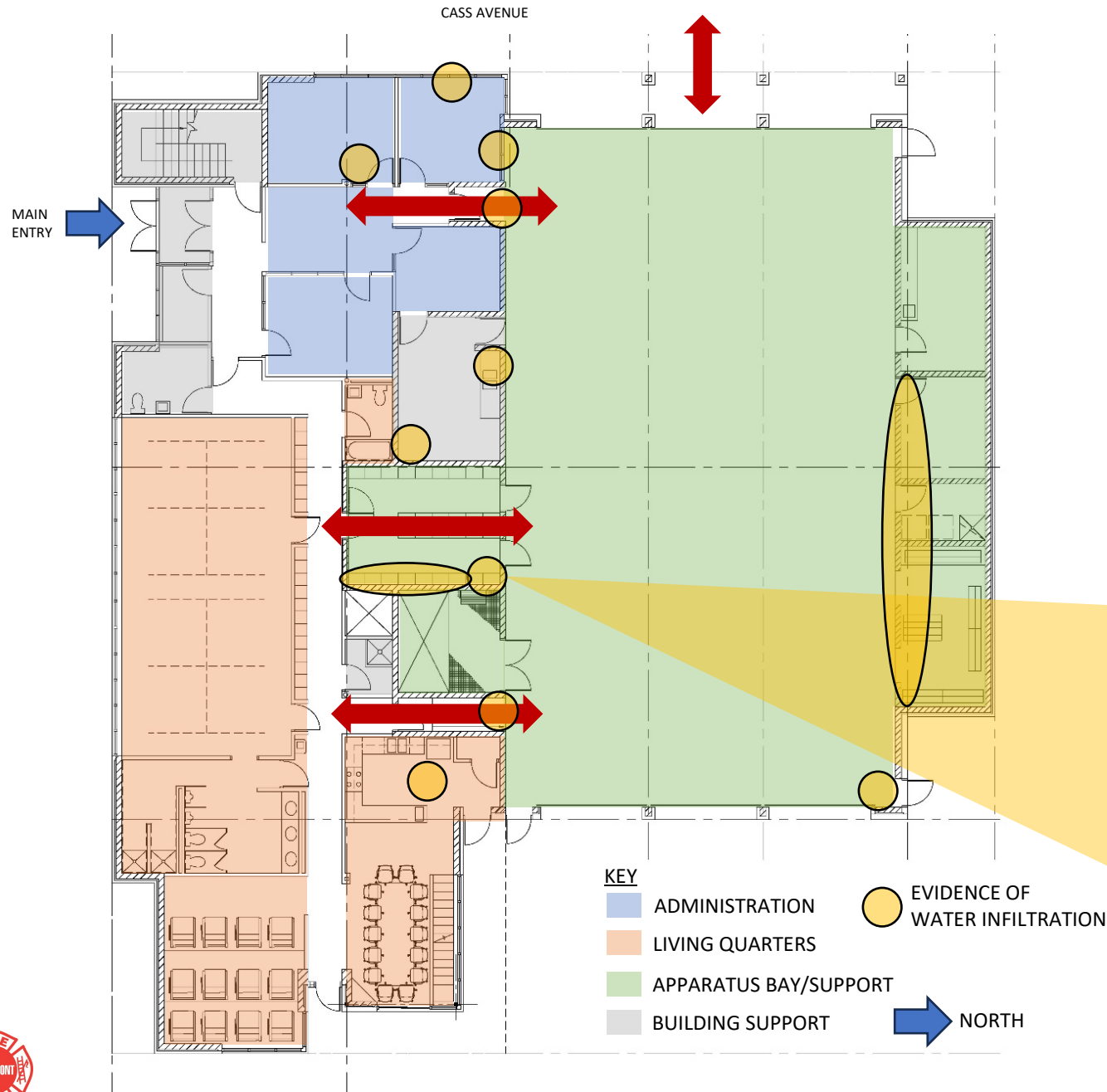
Masonry cracks appear to be nonstructural.

Corrosion on various exterior materials.

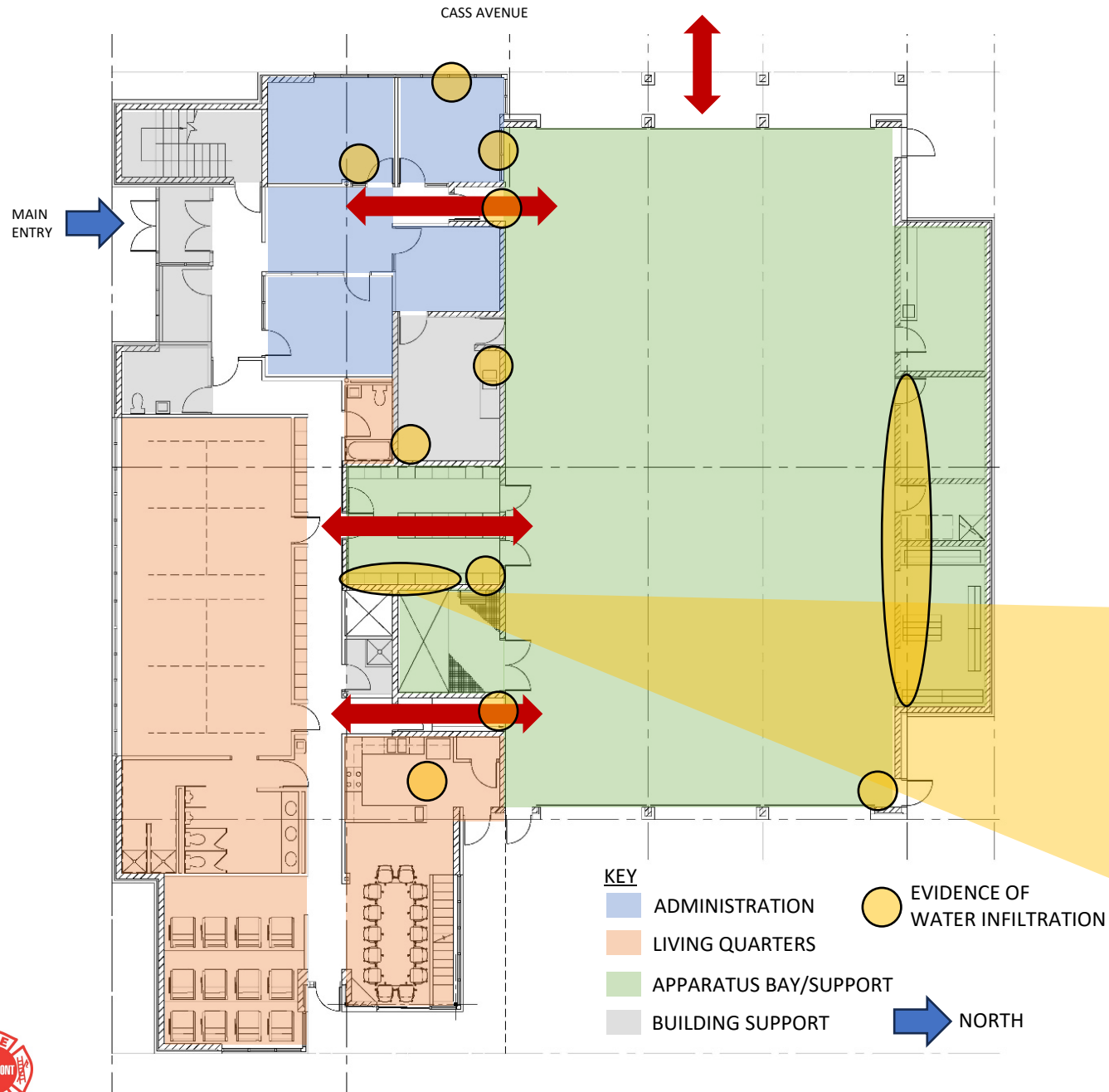
Believe original cladding design is the cause of the water infiltration Brick and metal paneling details may be causing the water infiltration.

Water infiltration has not been too severe on structure overtime will cause failures.

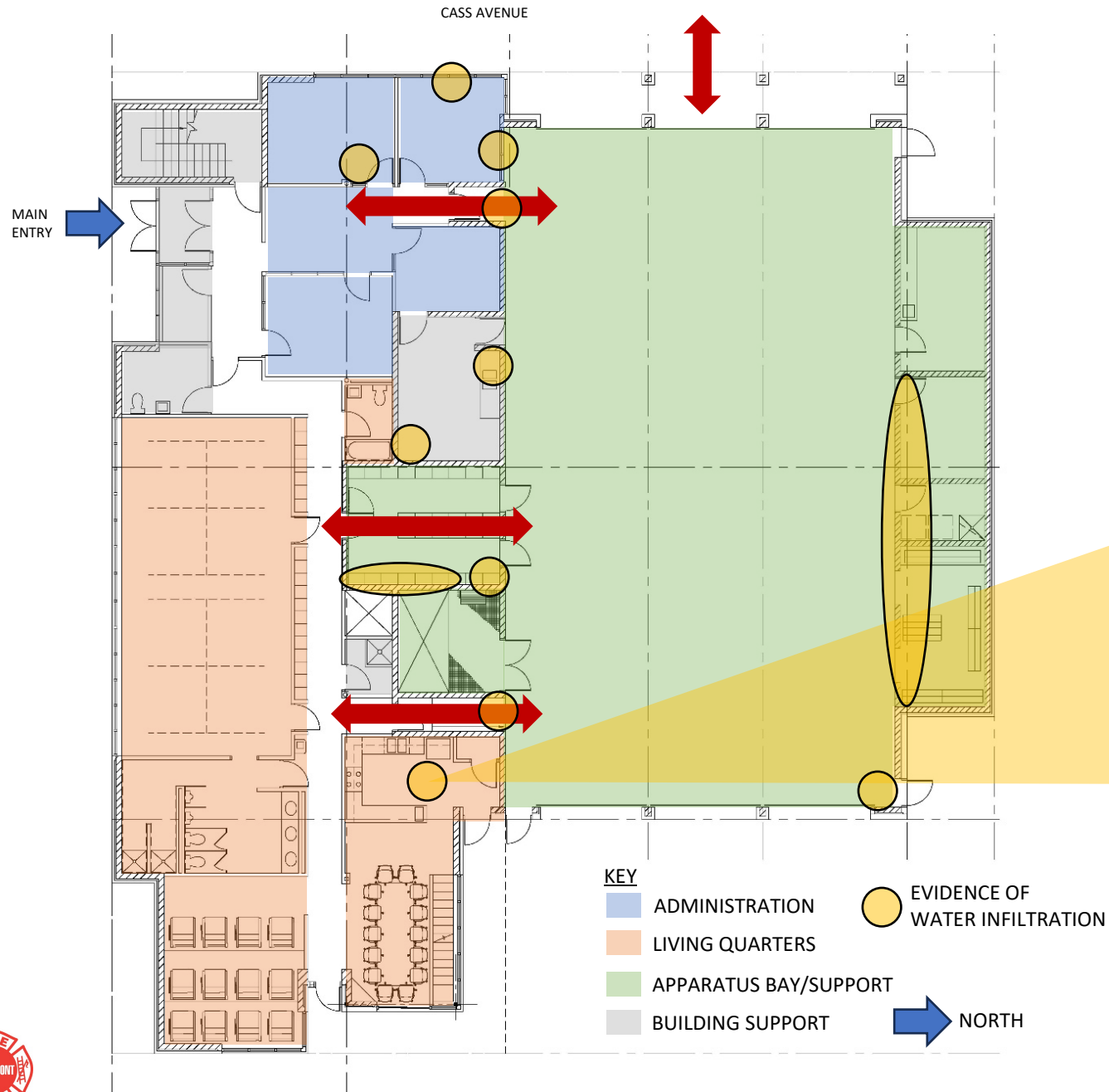
GROUND LEVEL FLOOR PLAN- WATER INFILTRATION



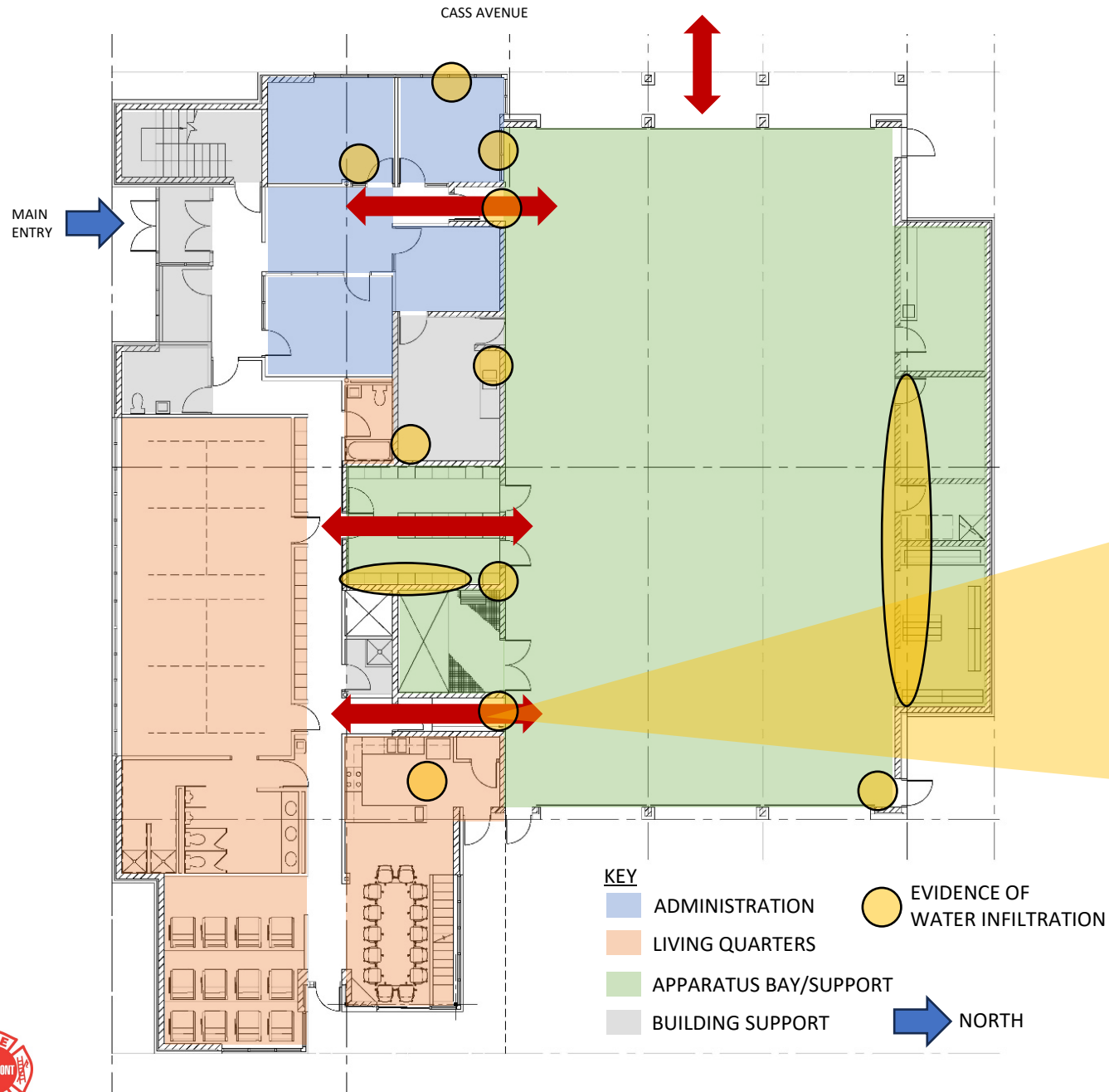
GROUND LEVEL FLOOR PLAN- WATER INFILTRATION



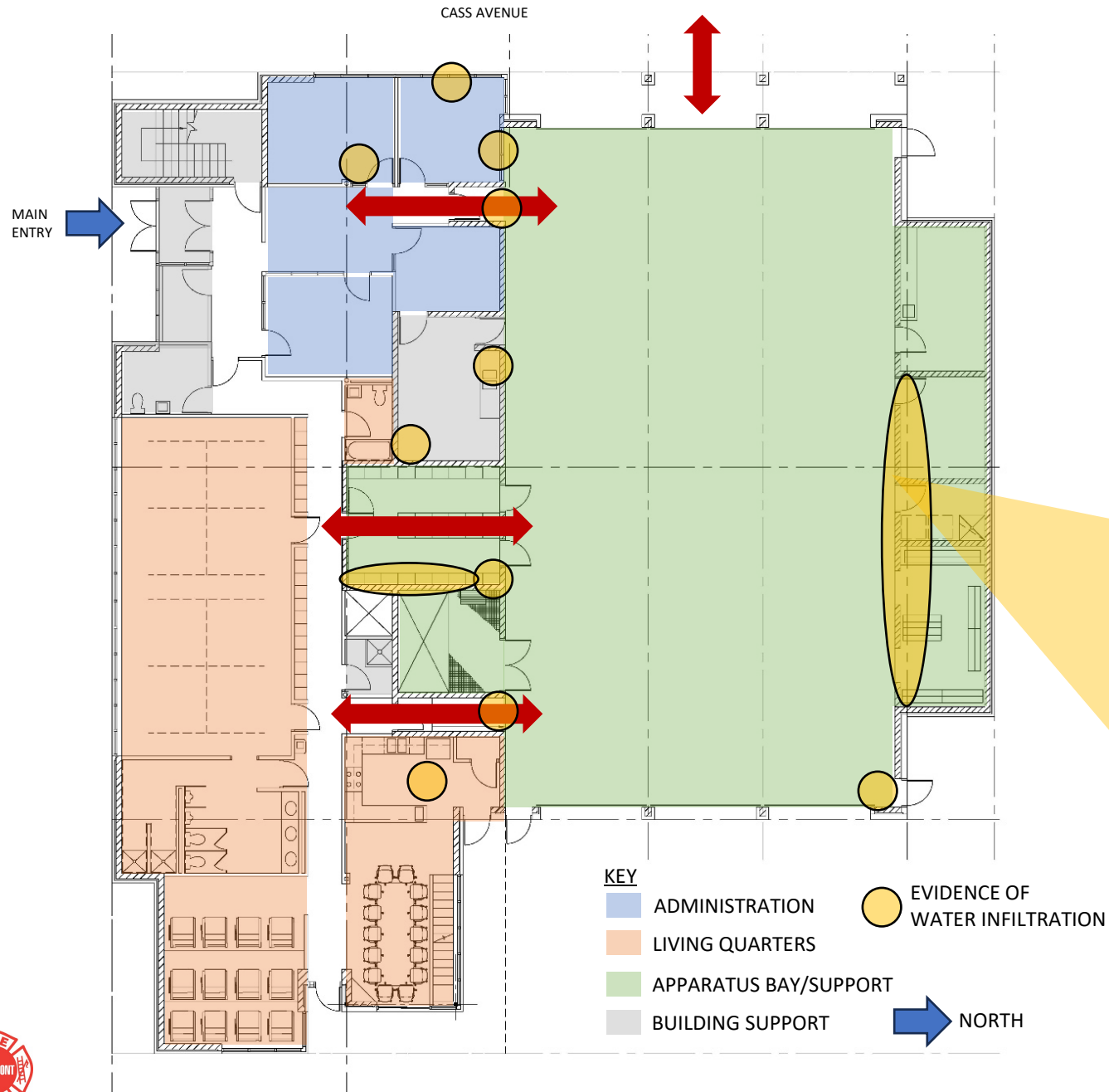
GROUND LEVEL FLOOR PLAN- WATER INFILTRATION



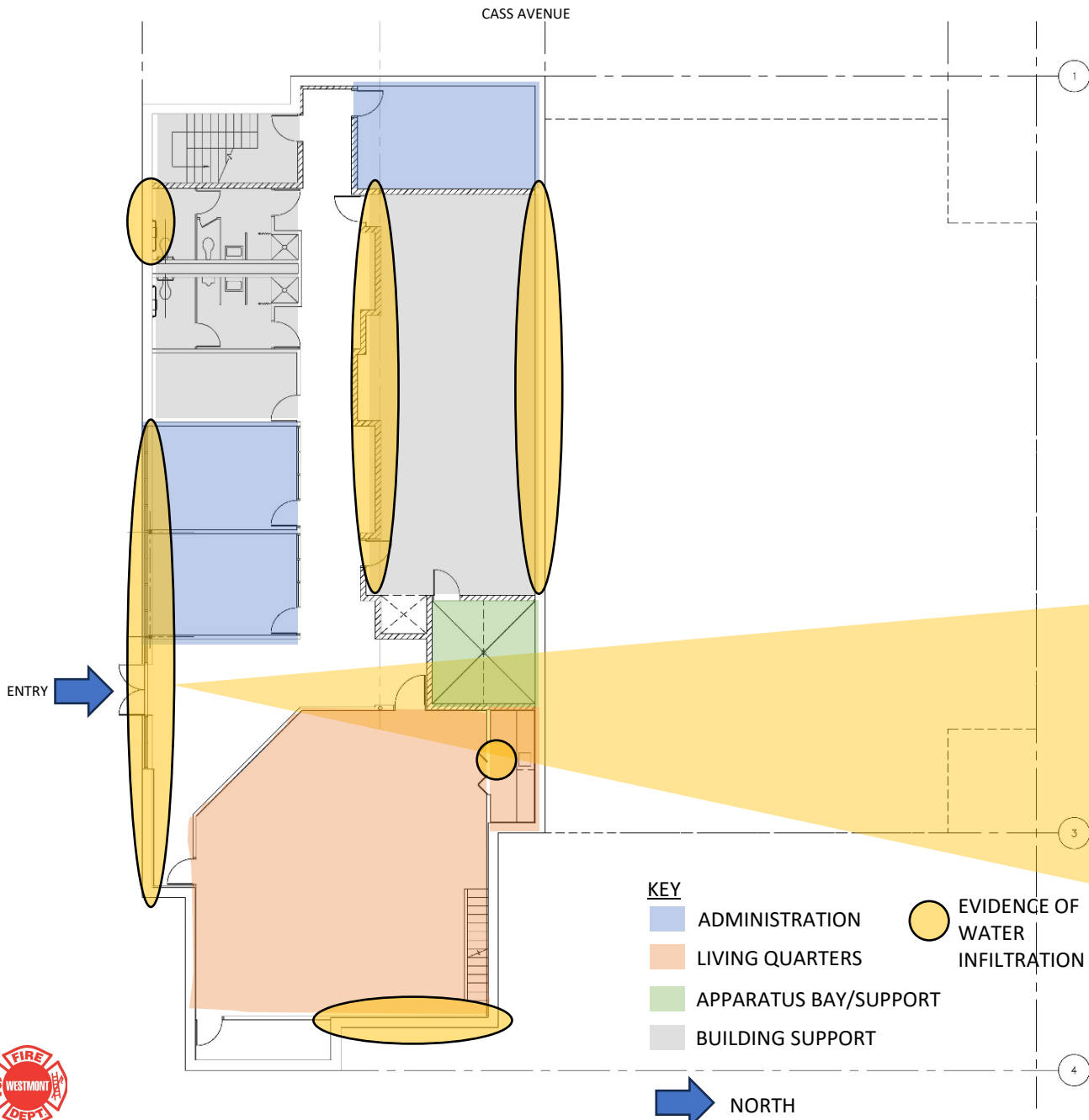
GROUND LEVEL FLOOR PLAN- WATER INFILTRATION



GROUND LEVEL FLOOR PLAN- WATER INFILTRATION



EXISTING LOWER LEVEL FLOOR PLAN



SOUTH ELEVATION- WATER INFILTRATION



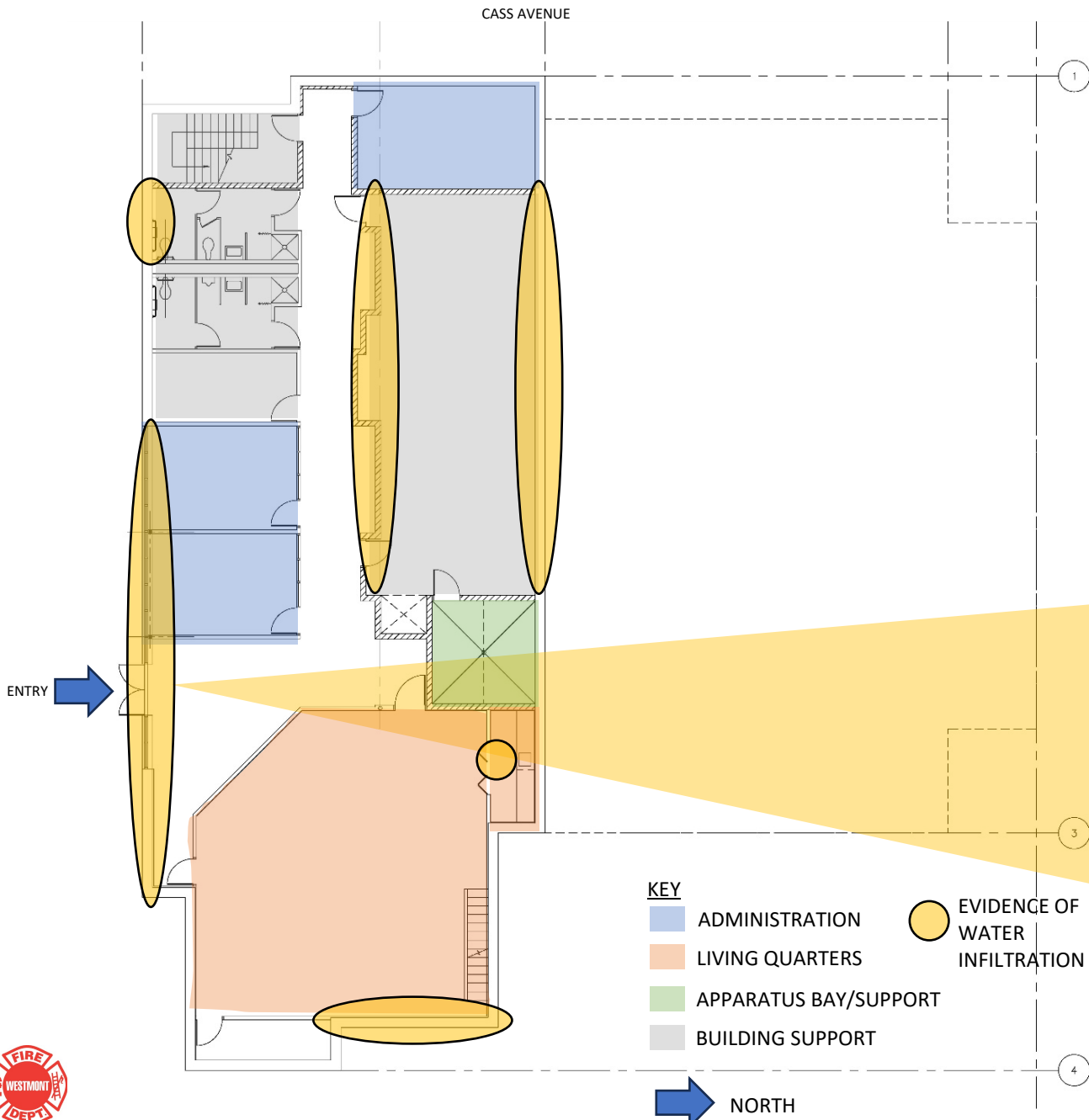
SOUTH ELEVATION- CORROSION



SOUTH ELEVATION- CORROSION



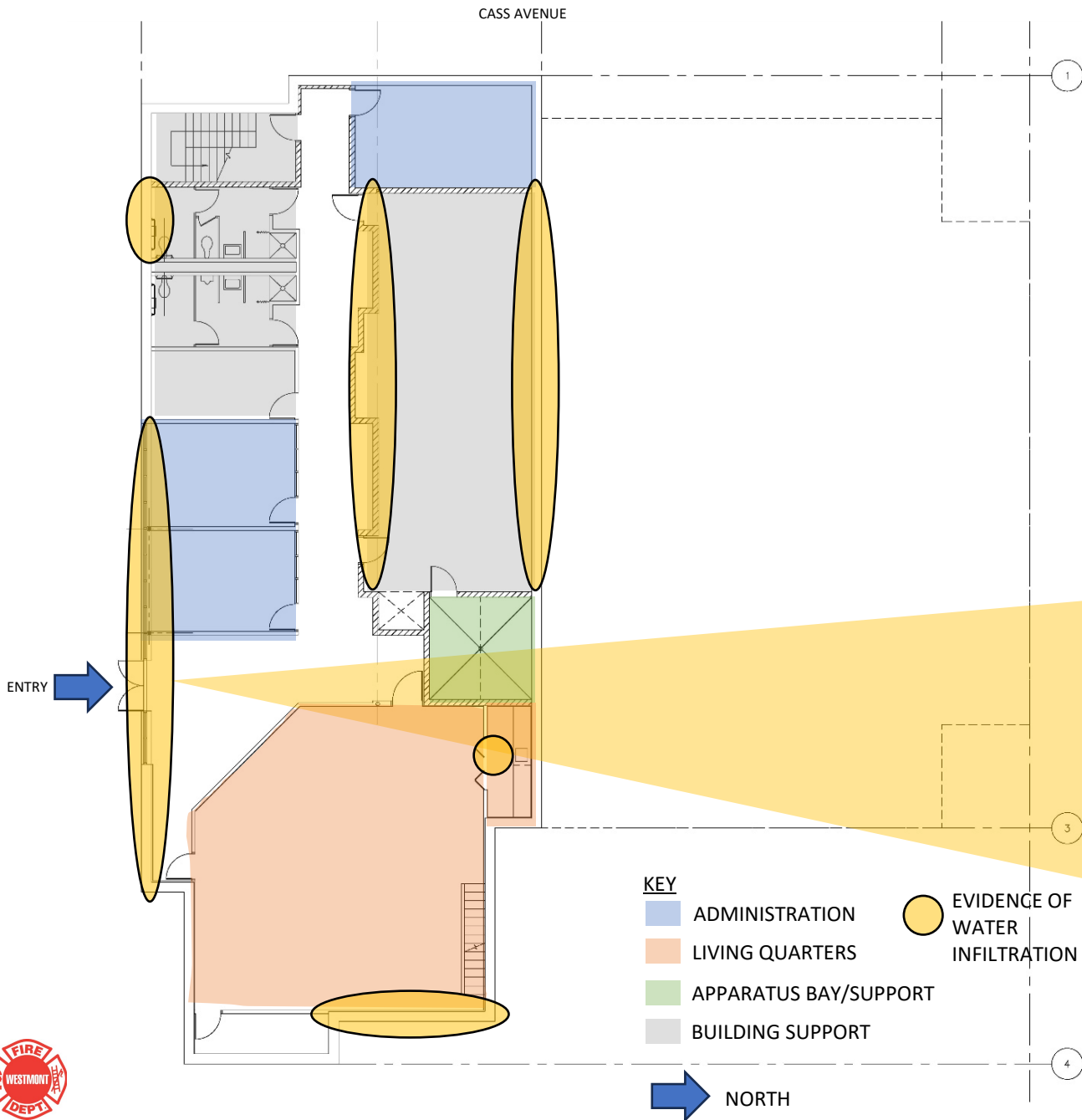
EXISTING LOWER LEVEL FLOOR PLAN



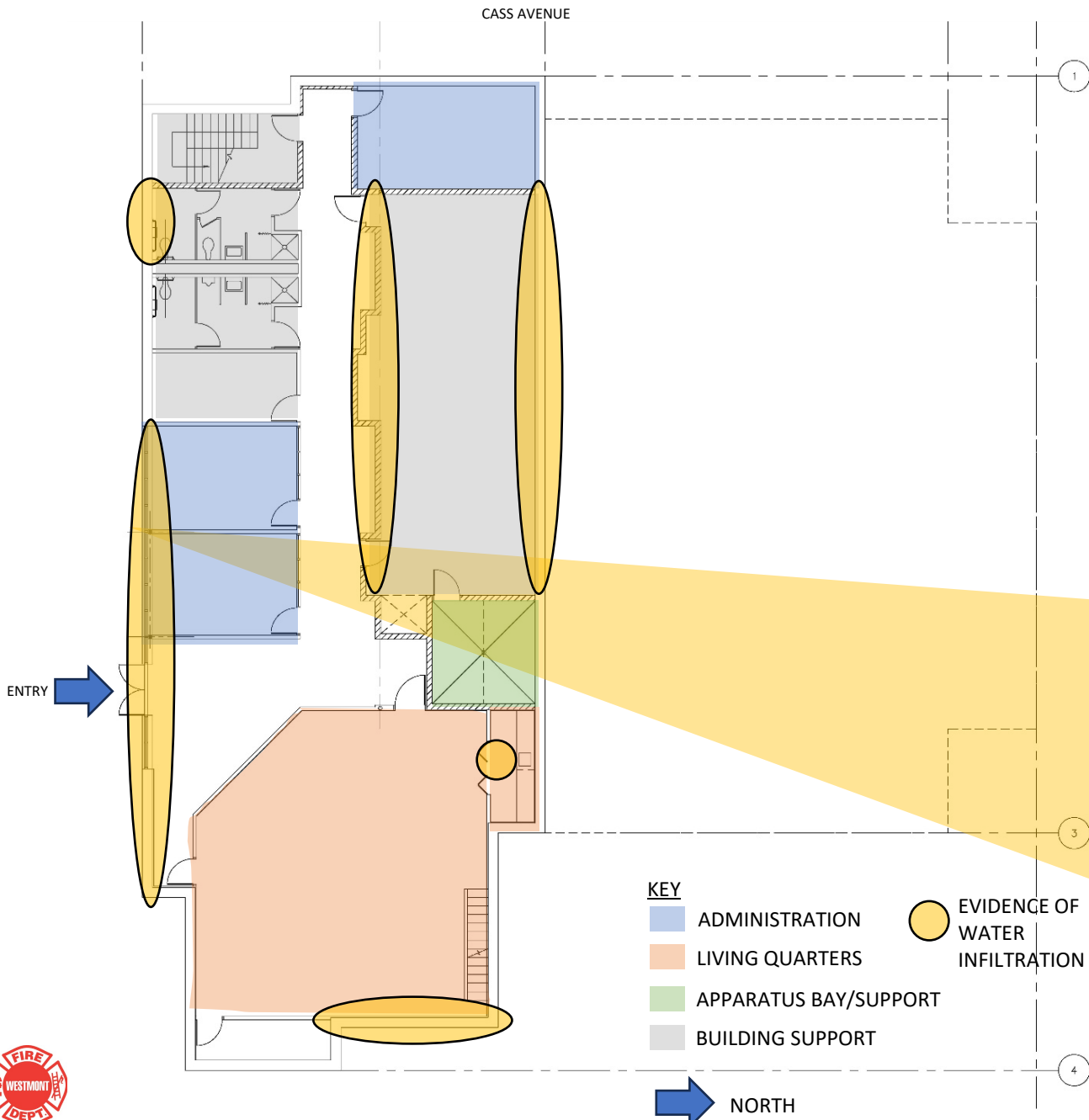
SOUTH ELEVATION- VISIBLE DAYLIGHT COMING THRU FACADE



EXISTING LOWER LEVEL FLOOR PLAN

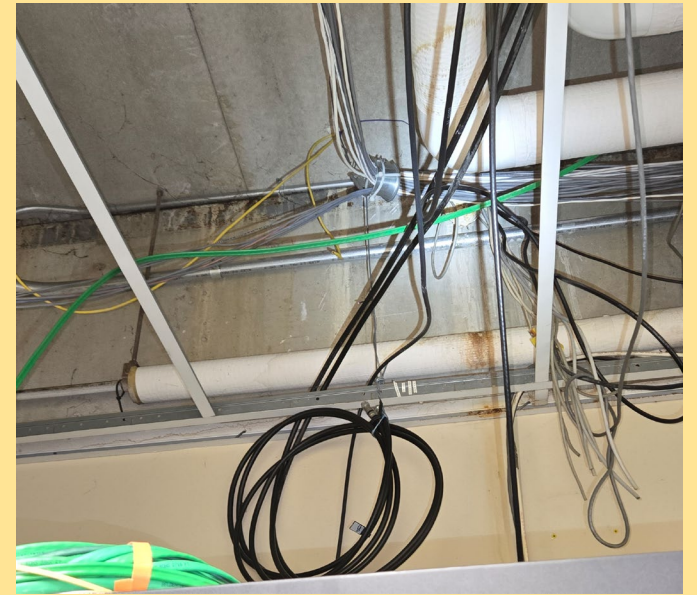


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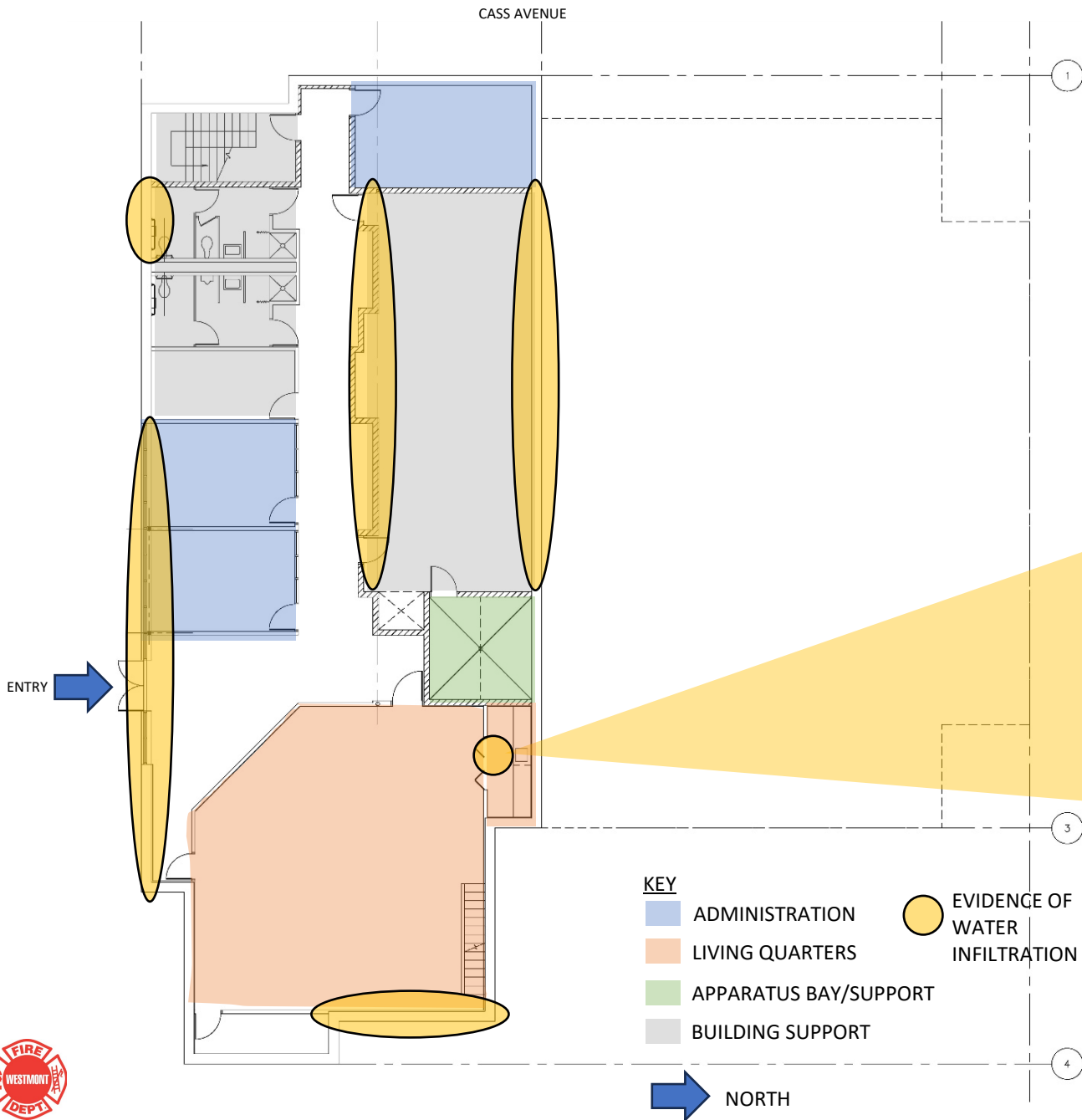


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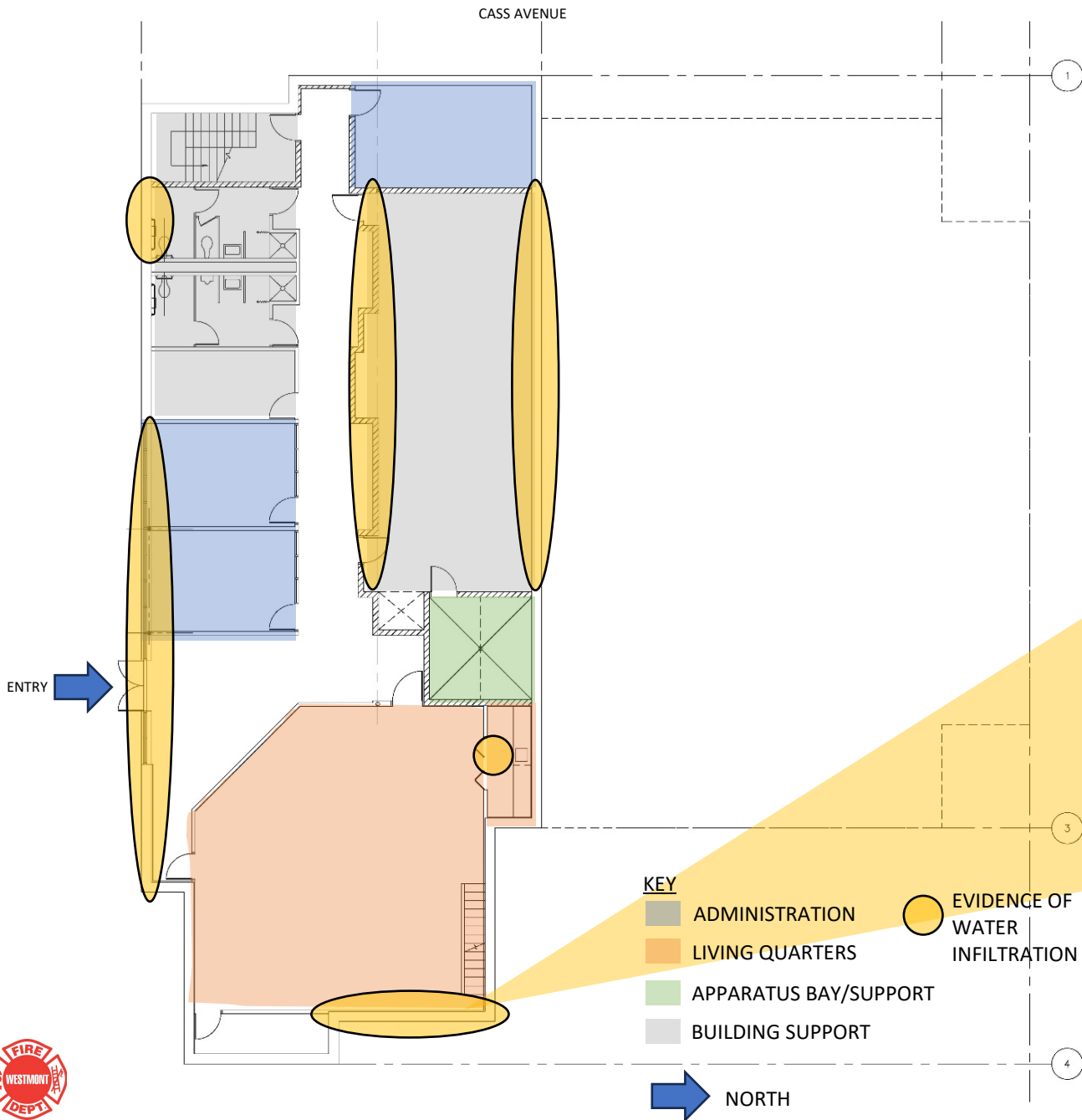
- ADMINISTRATION
- LIVING QUARTERS
- APPARATUS BAY/SUPPORT
- BUILDING SUPPORT
- EVIDENCE OF WATER INFILTRATION



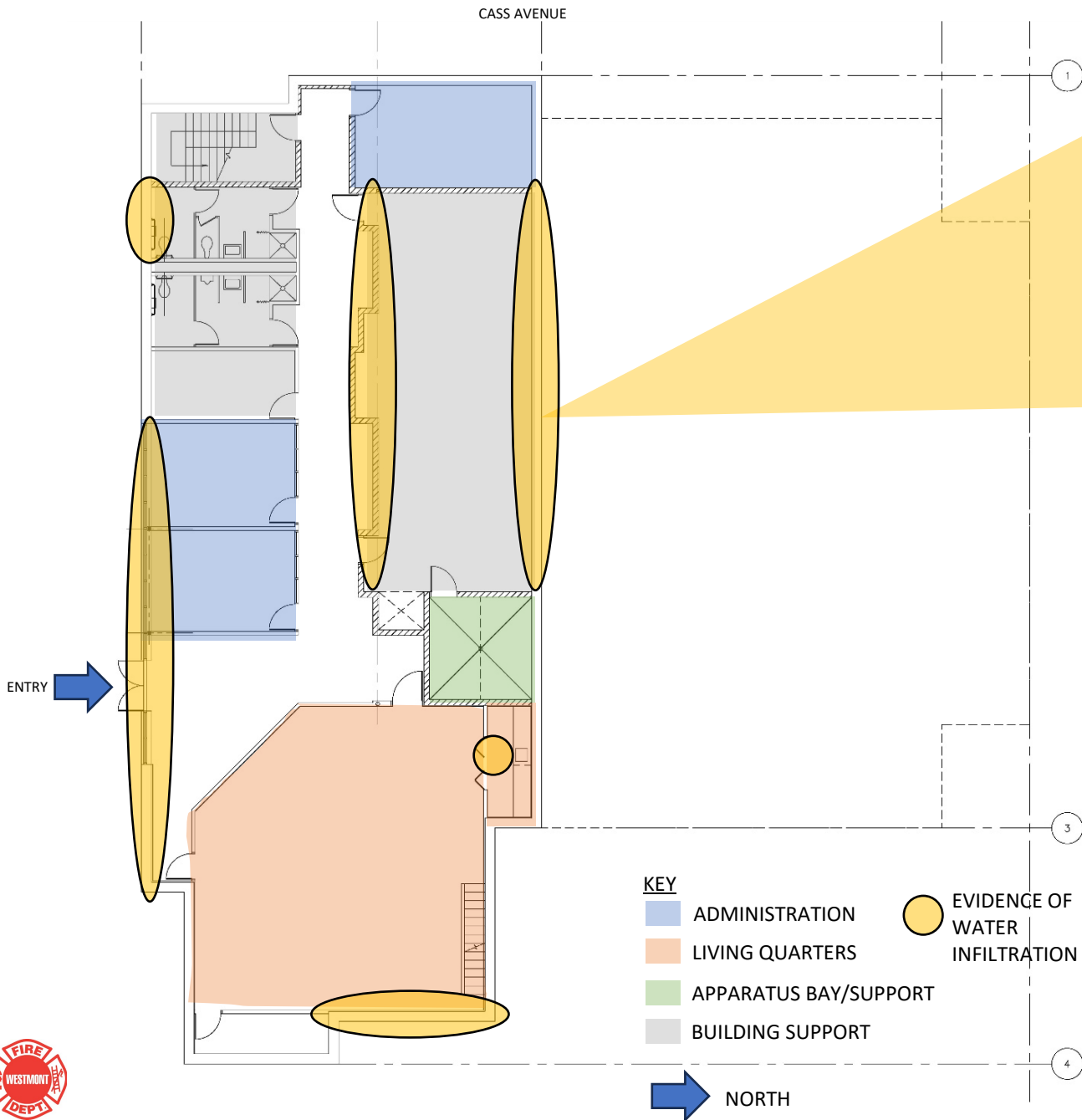
EXISTING LOWER LEVEL FLOOR PLAN



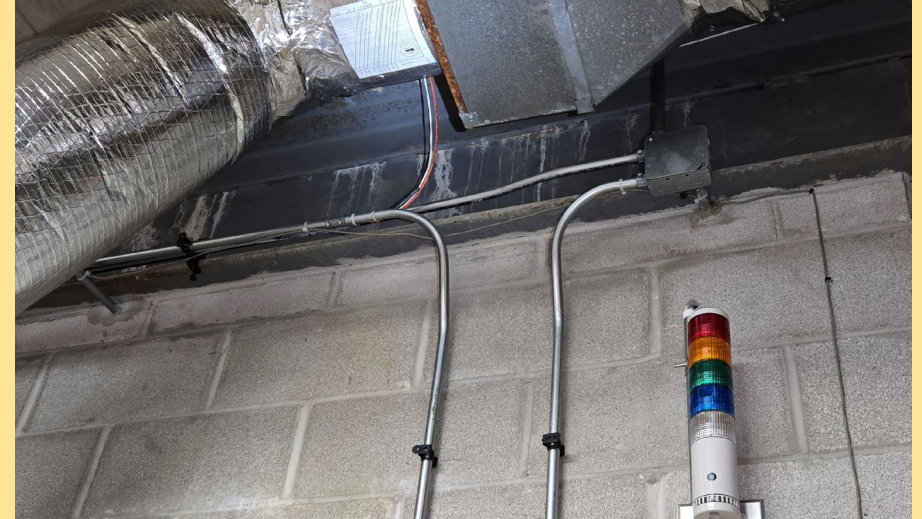
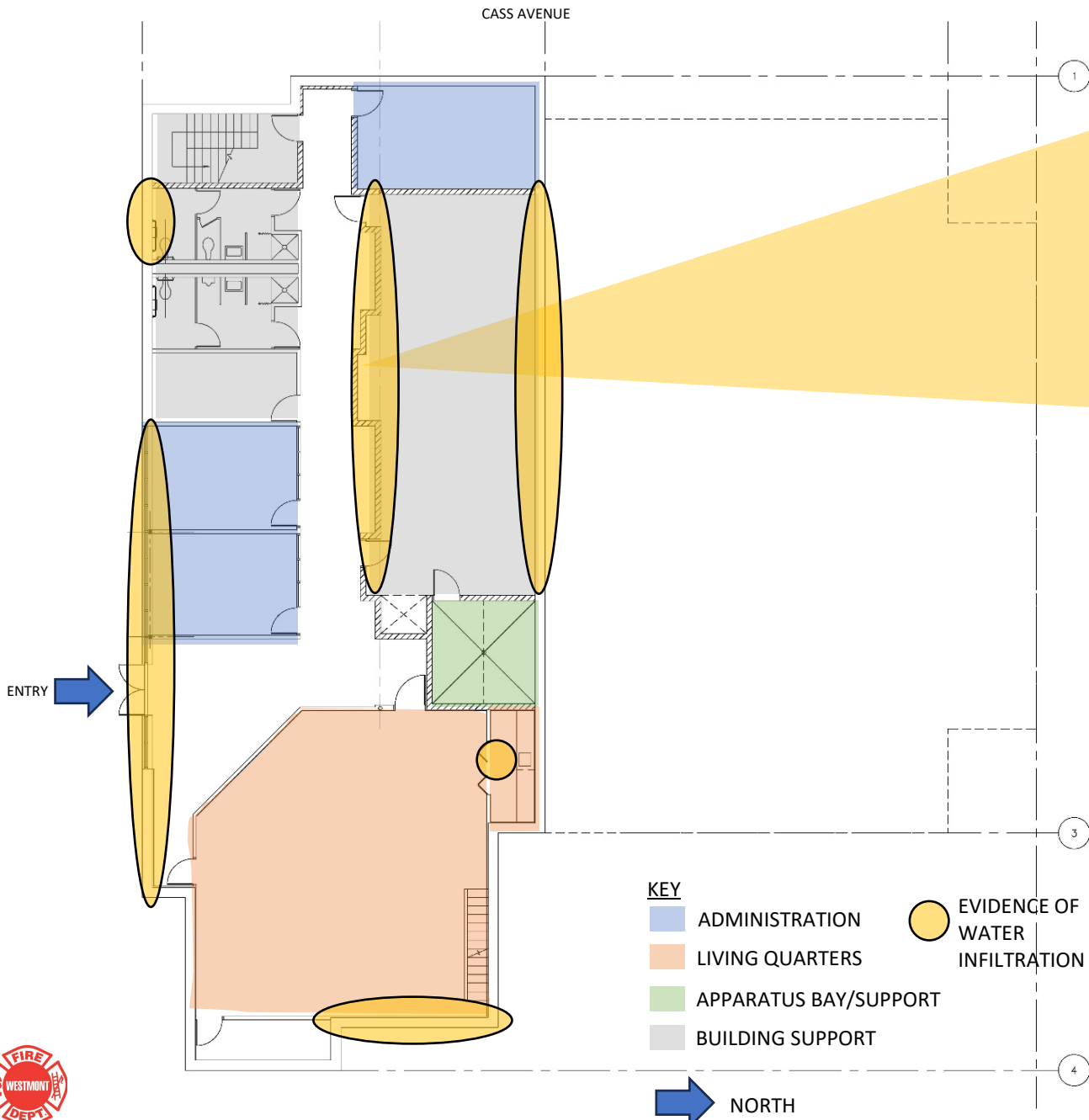
EXISTING LOWER LEVEL FLOOR PLAN



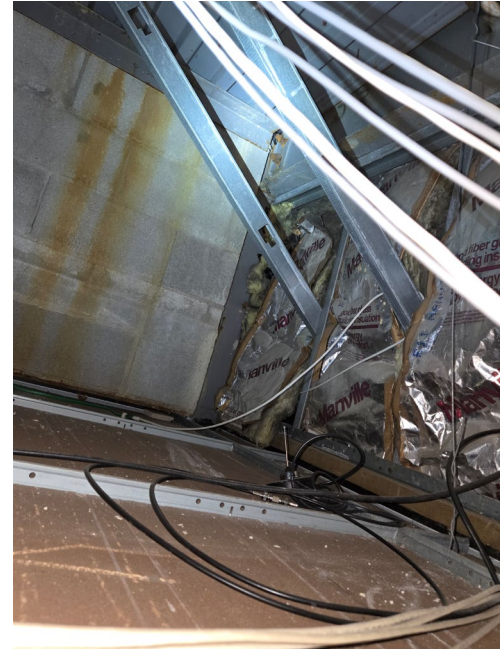
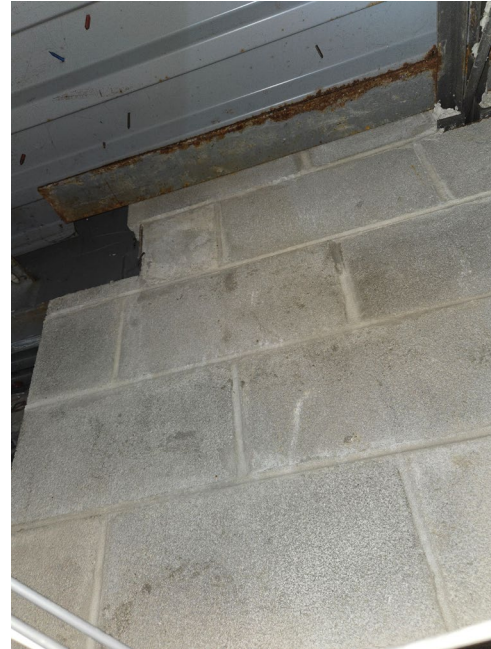
EXISTING LOWER LEVEL FLOOR PLAN



EXISTING LOWER LEVEL FLOOR PLAN



BUILDING ENCLOSURE CONCERNS





SURVEY RESULTS

STATION BACKGROUND

Age: 33 (built in 1991)

Area: 14,884 SF

Intended for: 4 PT FF + 4 Admin. staff



Station 183	1991	2024
# of Calls	~ 2,110	> 5,000 (13.9% increase from 2023)
FF Personnel	4/shift	15/shift
Female FF	1	14
Vehicles	4 2 bays open	6 in bay 7 in lot
Admin. Personnel	4 (PT)	12

Community Needs have changed

- Population has increased
- # of Senior Living Facilities has increased

Technology advances (more computer work required)

Vehicle sizes have increased (ladder truck)

Building Maintenance Costs have increased

Lack of Training Space/Public Space

- Training
- Community Partner
- Transparency
- Staff Retention

The Station is “accommodating” 3.5x the need it was designed for



Fire Staff- Survey Summary

# of Respondents	38
Age of Respondents	Majority of respondents are between 26-35 yrs old (34.2%) 60% are between ages 26-45
Employment Duration	31% have been at the Village for 5-10 yrs 23% have been at the Village 1-3 yrs

Commute Distance 42% commute over 16 miles to get to work

- Common Themes:
- Good sense of community
 - Severe lack of space and privacy
 - Apparatus bay size (too tight)
 - Severe lack of storage
 - Not enough computers & office space
 - Lack of training areas (for drills)
 - Poor sleep due to shared bunk rooms + Respiratory issues when sleeping in bunk room
 - Concerns on mold in building
 - Lack of decontamination spaces is a concern
 - Short apron off of Cass Ave.
 - MORE SPACE

- Preferences:
- Proper decontamination zones
 - Wider bay floor/doors, longer apron (Cass Ave.)
 - Separate and equal locker/showers preferred
 - Private sleeping quarters preferred
 - Separate dayroom and kitchen spaces preferred
 - Good Air Quality/Healthy Building
 - Offices for Senior Staff (BC, Captain, Lt., etc)
 - Study Area/Quiet Space



Major Themes

1. Good sense of Camaraderie

“Back patio time with the crews. We have spent much time out in the chairs, talking and discussing everything from personal issues to tactics and debriefing calls. Lots of great memories there.” (9 similar responses)

2. Severe lack of Space

“Space!!! At 183 there is no space to work. Everything is on top of each other. The LT and Captain have no office. There is no place to doing training, hands on or computer based. The layout of the bay is too tight. No place for you to be alone and study.”

“Lack of space to do anything. All storage areas are a mess and the space can't be utilized or items found to be used”

3. Apparatus Bay/Apron Concerns

“The short apron makes it difficult to back the vehicles into the station without blocking and pulling into traffic. The space between vehicles on the bay floor makes getting dressed for calls an issue. Doors from vehicles have the potential to strike members getting dressed and the efficiency goes down when members have to move around each other to get dressed.”



Major Themes

4. Lack of Decontamination Zones/Air Quality Concerns

Do you have concerns for your health or safety at Station 183? Please describe.

No (4)	Yes, known mold in building (4)
Cross Contamination between living quarters and work laundry, need to separate laundry rooms (2)	Right now, with how close the quarters are, members who are sick only need to cough once, and everyone gets sick. (2)
More space between apparatus/equipment on bay floor (8)	Lack of proper ventilation (living quarters & apparatus bay) (11)
Having a drive through bay would be safer than backing up the engine on a busy road (4)	Cross Contamination with bathroom facilities away from apparatus floor to wash hands after a run (some members use the sink in the food prep area)
Electrical issues at hose tower	Apparatus bay floor is failing
Exhaust on bay floor- don't trust filter system (2)	Respiratory irritation when sleeping in bunk room (3)



What hinders productivity at work?

Lack of LT and Captain Offices (4) Noise and constant distractions (3)

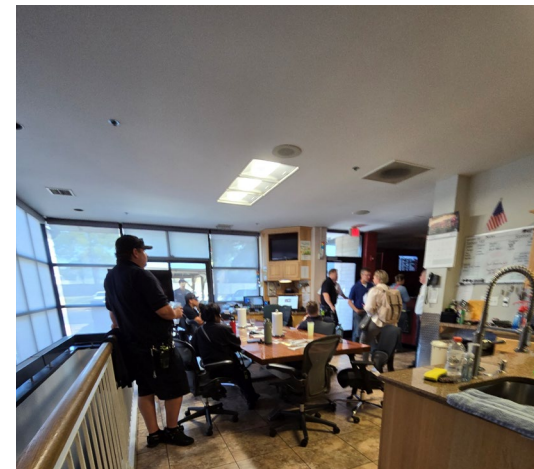
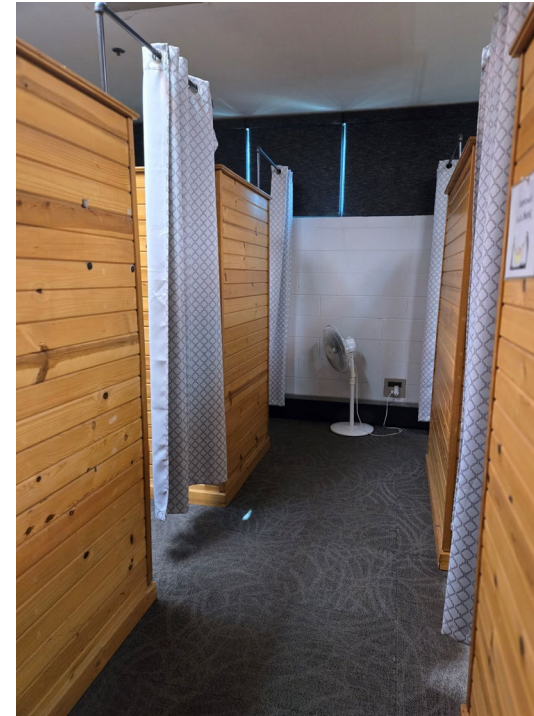
Lack of Space (10) Lack of Training Amenities (3)

Lack of Study Areas (3) Lack computer space for reports/computer work/studying (6)

Layout of the Apparatus Bay (4) Storage areas are lacking and unorganized (3)

Too many tasks, not enough time Communal bunks (poor sleep)

HVAC system (2)



“**Lack of space** to do anything. All storage areas are a mess and the space can't be utilized or items found to be used.”

“**Lack of space and privacy** for officers, storage for various specialized areas from food prep. EMS, and personal items”

“**Lack of training facility** to use in town/at station.”

“Logistics. **Not enough space** to perform drills and tasks.”

“**Bay floor apparatus is tight.** No heat or ac. Lack of air circulation.”

“The bay should be centrally located.”

“Industrial fans on the bay floor. **More space between apparatus.**”

“**Exhaust fumes, the maze to get your rigs, watching out for open doors while getting dressed for a call.**”

“**Hot bay floor,** large ceiling fans for bay floor.”

“**The bay floor falling apart.**”

“There is **cross contamination** between living quarters and work laundry, need to separate laundry rooms. You are always walk from the bunkroom through the gear storage room to get to the rigs at night. **There isn't enough room between the rigs.** It's very congested when dressing to go on calls. **Not enough room bumper to bumper** for the rigs to walk around.”

“**The apparatus floor is too small** and feels like you are on top of every rig and it should be a pull through station so we are not **pulling on to Cass ave to back in.**”

“**Do not feel comfortable now.** We do not have a **proper exhaust system.** I do not feel safe with this new filter system. Do not like backing into HQ off of Cass.”

“**Narrow bays** with little separation between apparatus.”

“**Flow pattern** from living quarters to apparatus in general is important. Space between vehicle is very important.”

“**Restroom off bay floor important.**”

“**Exhaust system** in the bay for the rigs is needed.”



“**People talking at the table** when trying to study or get work done.”

“No place for you to be alone and study. **Need a computer** or workstation area.”

“**Not enough computers** for members to work at the same time on their target solutions.”

“**Lack of station computers.**”

“**Not having a study space.** No space in the parking lot to conduct drills without getting in the way of the Admin.”

“**Clustered** and being on top of one another and **not enough space** . Also separate bunks or per company would be nice so we are not waking people up getting back from calls or people who snore.”

“**Limited space to work.**”

“A more **dedicated area to quietly study** and focus on work diligently.”

“Known mold in building, **no clean vs dirty area** when they come back from fires.”

“**I wake up in the morning constantly congested and coughing.**”

“**I assume there is mold within the station.**”

“**No proper ventilation.**”

“**There is concern for cross contamination** with bathroom facilities away from apparatus floor to wash hands after a run. Some members wash in the food prep area.”

“**Mold in the ventilation system**”

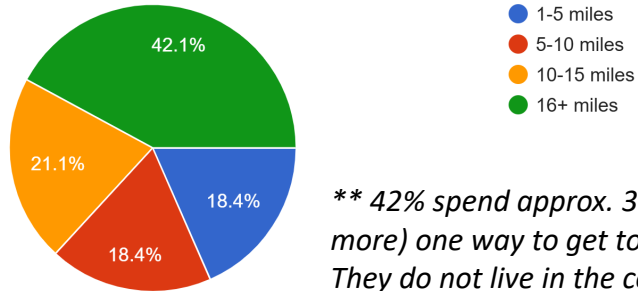
“**Regular respiratory irritation** when sleeping in bunk room.”

“**Privacy and sound proofing** in the bunk room are needed. Some people snore so loud that it is hard to sleep.”

“**More space** is needed for the amount of employees at the station without walking over each.”

Approximately how many miles do you commute to get to work at the Westmont Fire Department?

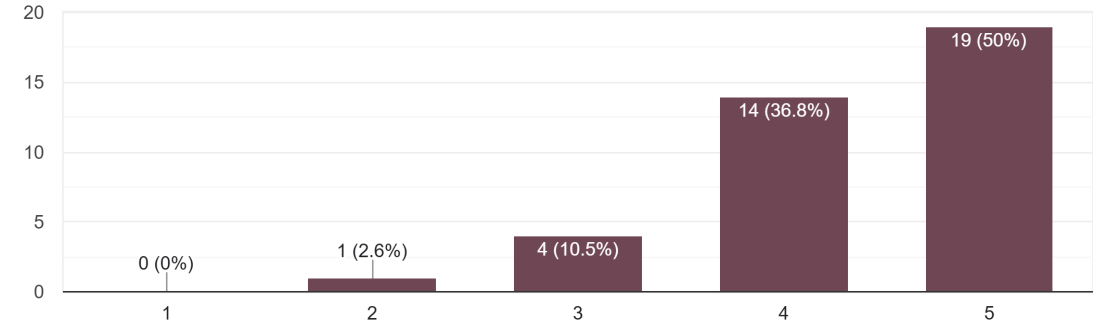
38 responses



**** 42% spend approx. 30-45min (or more) one way to get to work**
They do not live in the community they serve.**

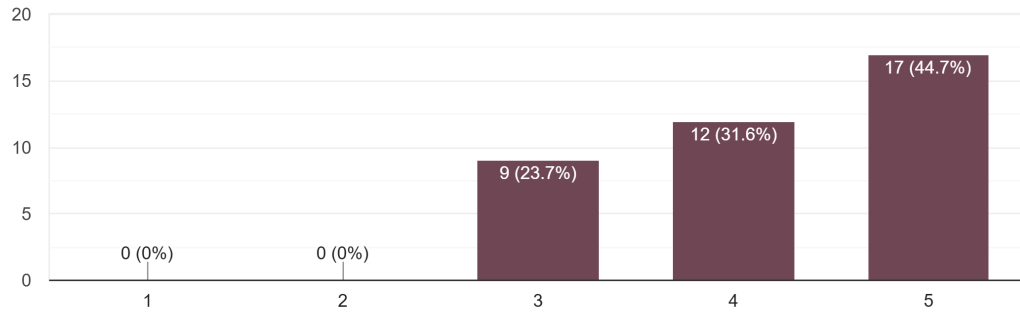
Is there a good atmosphere between you and your colleagues?

38 responses



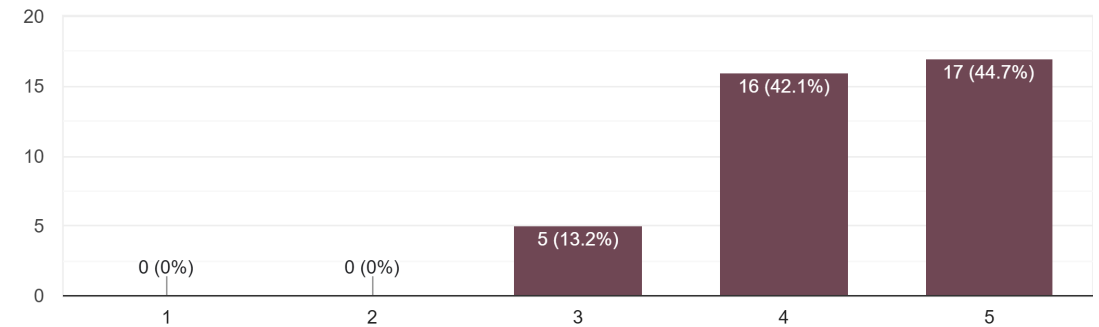
Do you feel part of a community at your place of work?

38 responses



Is there good cooperation between the colleagues at work?

38 responses



*“There are **alot of people** who work here, we are on top of each other quite a bit so **space to be able to step away** at times is important. Being able to have nice **outside lounge** areas is important as well.”*

*“We spend alot of time around the **kitchen table** and cooking together. It is really important to have a space large enough to spend ample time as **a family** there . We spend more time at the FD than our own homes and would love to see more a **home atmosphere** happen. A patio where we can hang like we just built is huge . Its a time for us to unwind as **a family** and something year round would be nice.”*

*“**Back patio time with the crews.** We have spent much time out in the chairs, talking and discussing everything from personal issues to tactics and debriefing calls. Lots of **great memories** there.”*

*“Eating with the **crew**”*

*“The **kitchen table, the stories and experience** from all members”*

*“**The people** that I have worked beside”*

*“Talking around the **table with the crew**”*

*“**The kitchen area and outdoor area currently with the space for the shift to bond.**”*

*“**Being close to the on duty crew**”*

*“**Holidays**”*

*“**Sitting around the fire** in fall late at night just talking about any topic really”*

*“**Cooking together and sharing meals.** I also enjoyed when we would do outdoor circuit **physical fitness together.**”*

*“Outside **patio** during the summer.”*

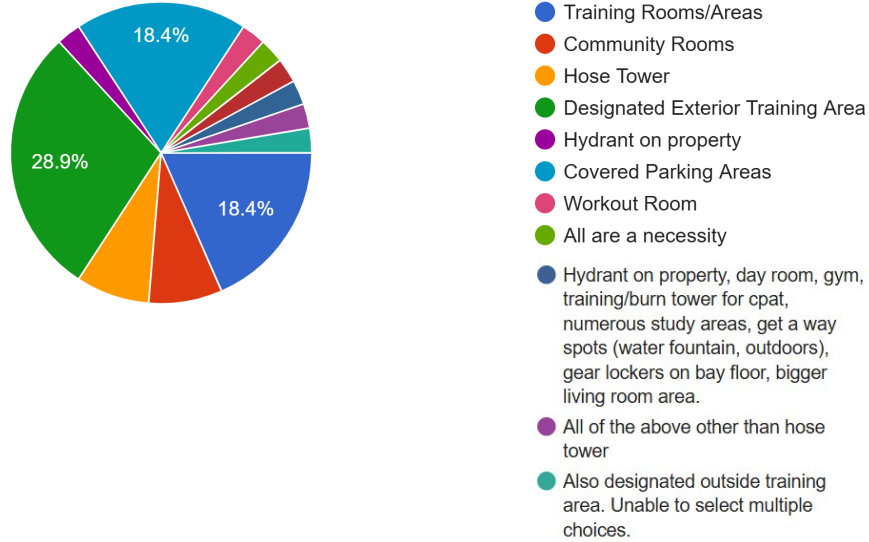
*“**Hanging out with my coworkers** out back by the fireplace.”*

*“**Cooking together.** Outside grill close to the kitchen helps with cooking.”*



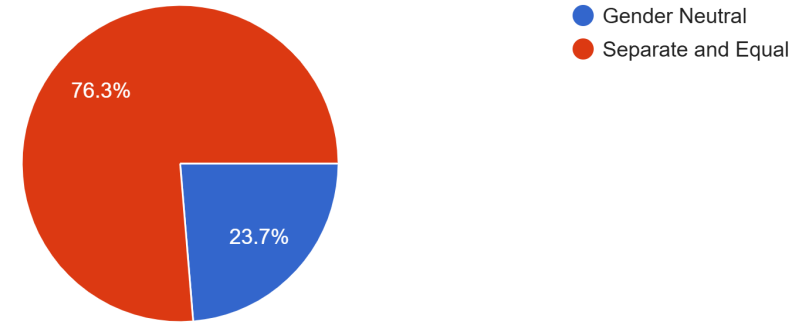
What items below would you like to have in a Station but are not a necessity?

38 responses



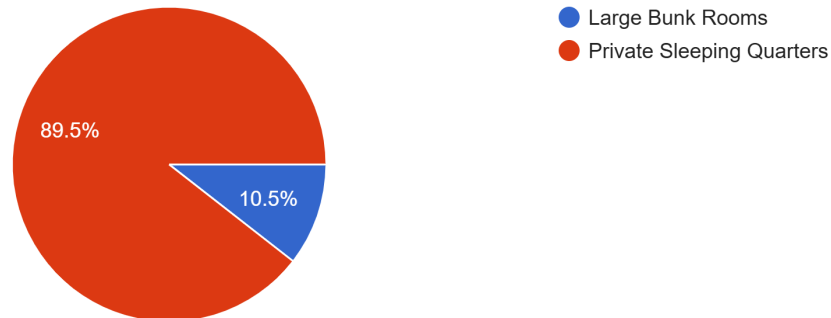
Would you prefer to have gender neutral or separate and equal facilities for men and women? (Note: A gender neutral scenario would mean individual user toilet/shower rooms + 1 shared locker area)

38 responses



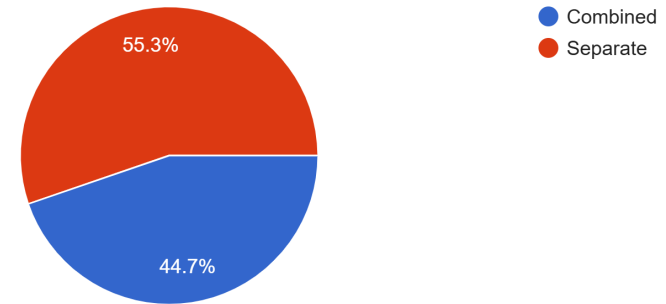
Would you like to see the Department utilize large bunk rooms or private sleeping quarters?

38 responses



Would you like to see the Department utilize a combined kitchen and day room or a separate kitchen and day room?

38 responses



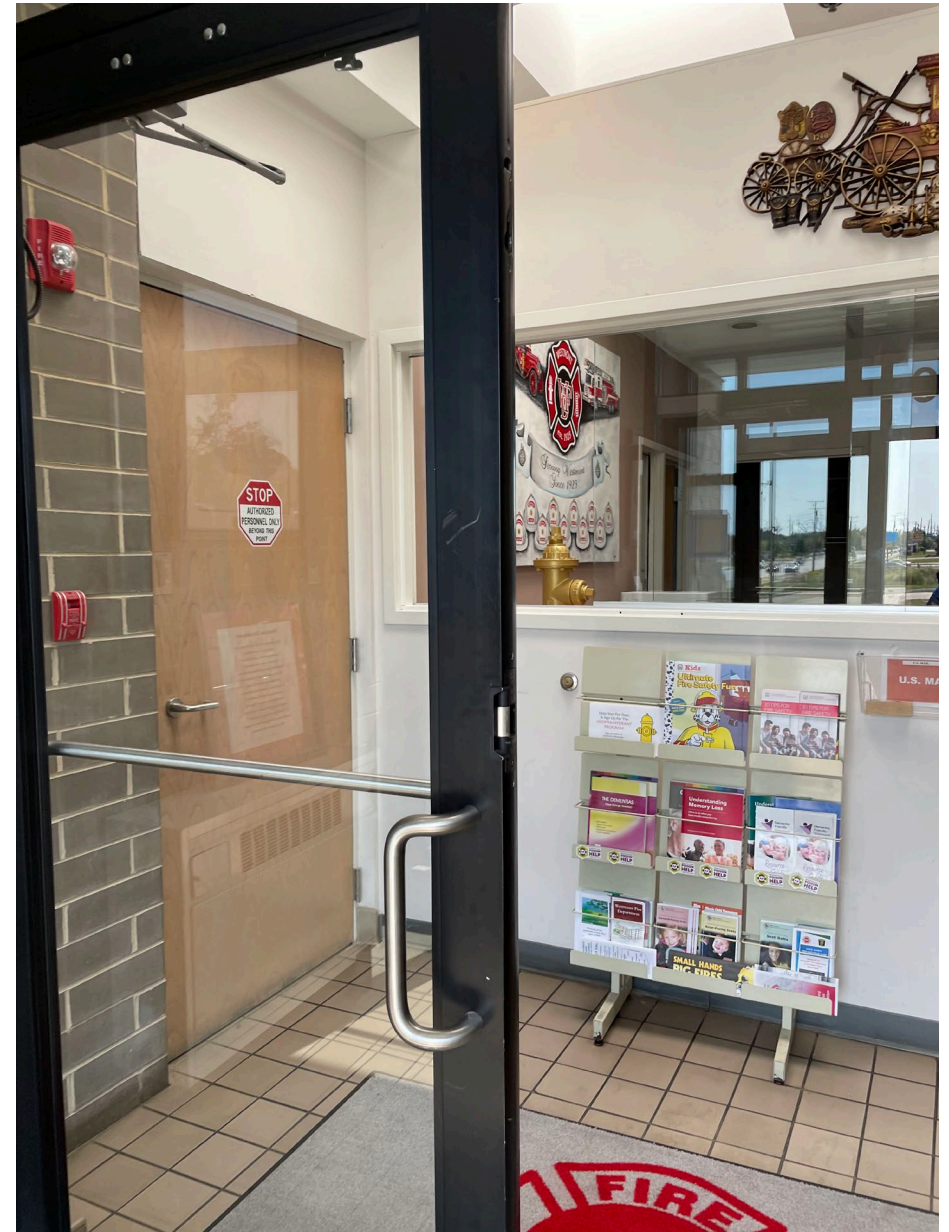
Is there anything you want the design team to know?

<p>Need conference room for meetings. All Administration staff need to be together for better productivity</p>	<p>Proper decontamination zones in the building are needed.</p>
<p>The women need bigger locker rooms, equal to what the men have access to.</p>	<p>Privacy and sound proofing in the bunk room. Some people snore so loud that it is hard to sleep.</p>
<p>Outdoor living space with covered area Table/picnic table with chairs in the bay Library or training space for people to study (not the kitchen table) Bigger outdoor shed for storage designated workout space</p>	



Administration Staff- Survey Summary

# of Respondents	8
Age of Respondents	50% aged 46-55, no staff younger than 36
Employment Duration	62.5% have been at the Village for 10+ years
Commute Distance	75% live within 15 miles of Station 183
Common Themes:	<ul style="list-style-type: none">• Lack of meeting space• No sharing space with furnace room• No dedicated Admin. Support spaces (restrooms, kitchenette, break area, etc.)• Lack of storage• Concerns of mold, water infiltration and air quality in current space• Lack of acoustical privacy• 100% of respondents do not feel that they have adequate space to collaborate with co-workers• Distractions occur because of current layout of spaces
Preferences:	<ul style="list-style-type: none">• Training Room• Meeting Spaces/Collaboration Area• Break Room/Kitchenette Area• Good Air Quality/Healthy Building• Additional Offices (de-compress staff)



Major Themes

1. Lack of Support Spaces for Admin.

"I rinse my dishes in a nearby bathroom because the admin staff does not have their own lunch room / break room. I don't always want to walk all the way to the firefighter kitchen to rinse my dishes."

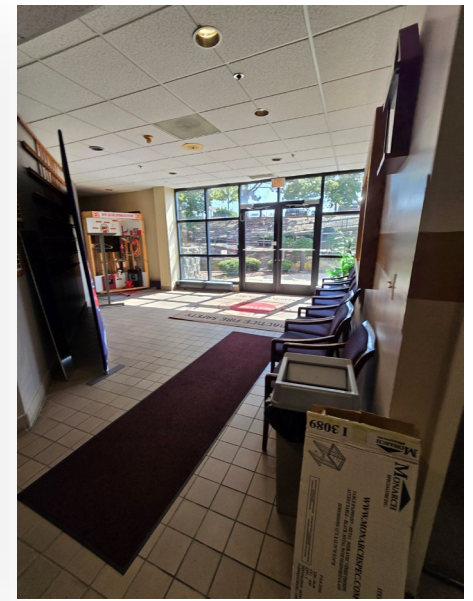
2. Inefficient Layout/Overcrowding

"Fire Prevention is spread out over six different rooms with four separate offices"

"Fire Prevention is not separate from the workout room and common areas of the living quarters. This can make it loud and congested at times."

3. Lack of Meeting Space(s)

"Since the build out of the workout center, we fixed one problem but in turn created another. The department now lacks a place to meet, an area to train and an area with multi media to host events such as kids camp, CPR classes,etc."



SURVEY RESULTS- ADMINISTRATION SUMMARY

Major Theme

4. Air Quality Concerns

Do you have concerns for your health or safety at Station 183? Please describe.

Yes, mold issues, water issues, exhaust from vehicles

The water that gets inside the building can not be good for anyone. Exhaust from vehicles needs to be addressed as well.

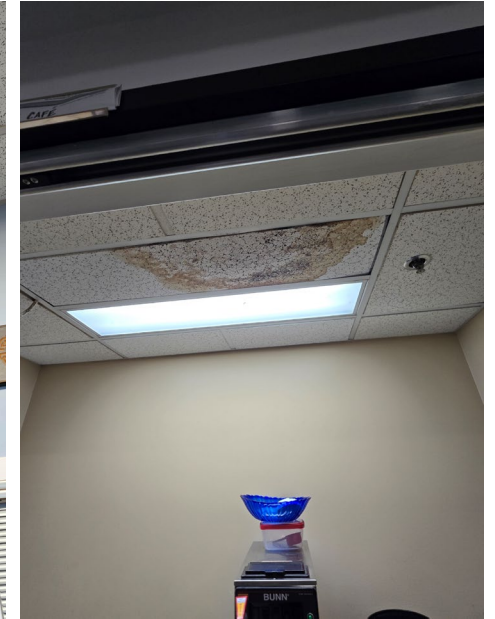
No

Yes, the amount of leaks and moisture in the walls all these years is troubling.

Air Quality, Consistent HVAC System

The ventilation is poor.

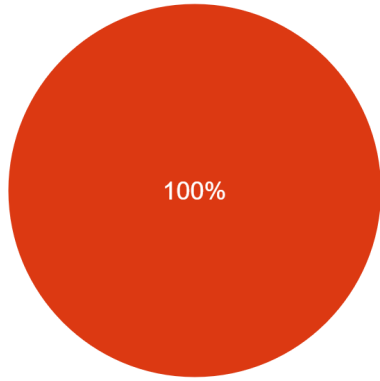
I have an air purifier since my office is right next to the bay floor.



SURVEY RESULTS- ADMINISTRATION

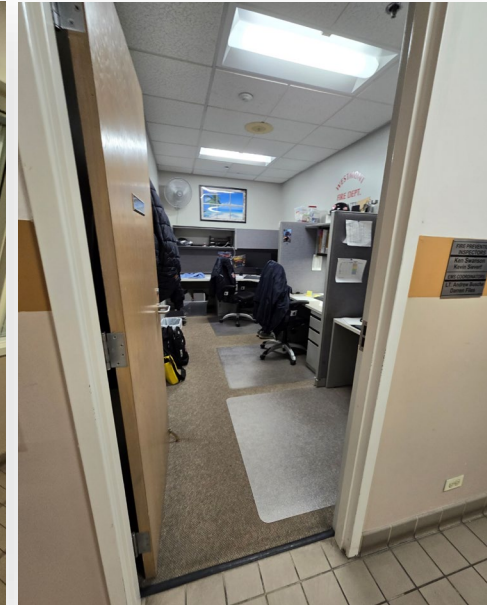
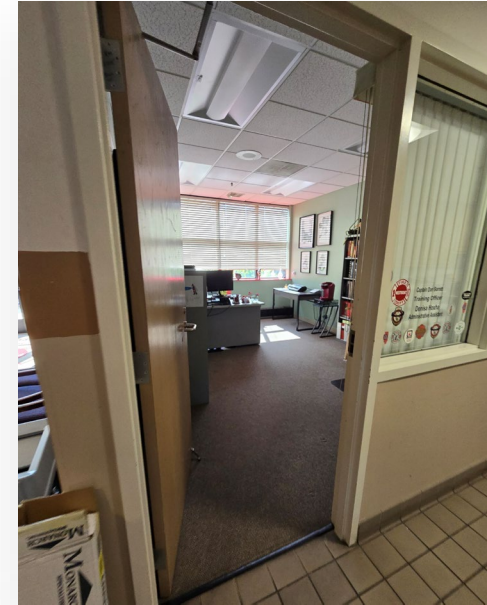
Do you have access to resources and space to effectively collaborate with others?

8 responses



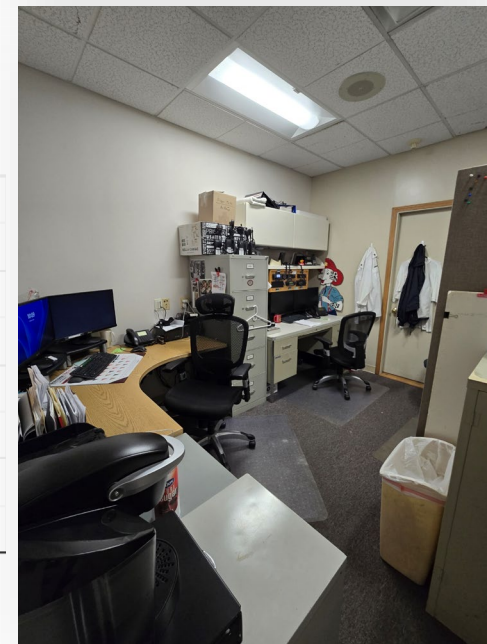
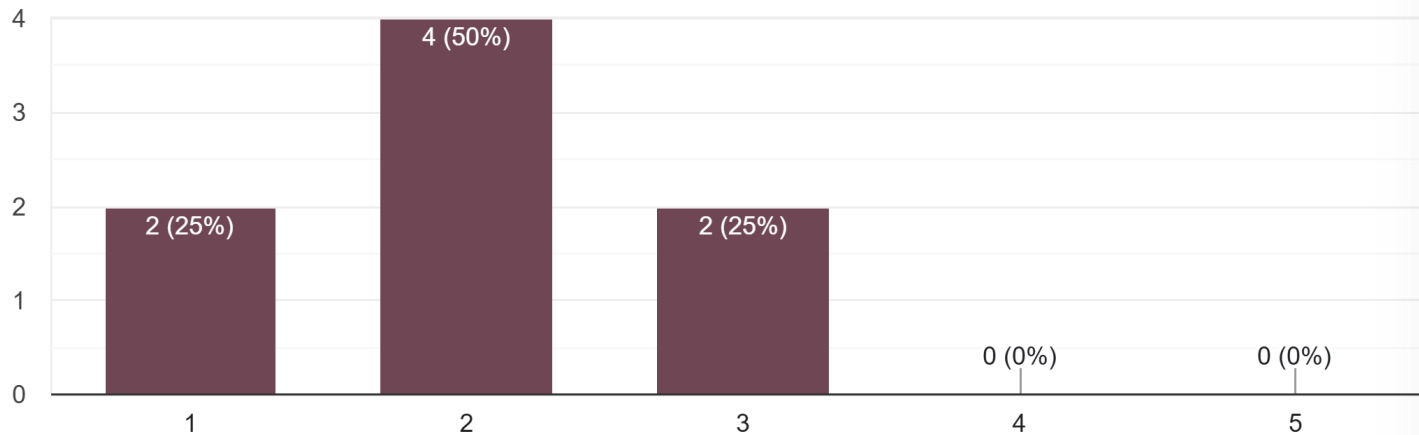
- Yes
- No

100% of respondents do not feel that they have adequate space to collaborate with co-workers, distractions occur because of current layout of spaces



How satisfied are you with the current office layout and design?

8 responses



What hinders your productivity?

Interruptions	Work space and no Meeting Space
Lack of Administrative Space with Technology	Separation of employees in multiple offices
Noise from Shared Workspace	Not having enough room

People congregating and talking outside mine and the Chiefs' offices and then I can't come and go as I please or get to the copier since that area is so small

What would you change about the current office layout and design?

Larger room with bigger desk area, NO Blast Furnace Air Exchange as it is now.

Everything. These offices are not set up well at all we need a **conference room** for the admin staff along with a training room. The **training room** will also be used as a community room.

The office we use was originally intended as an elevator room. It is small, poorly ventilated and lacks storage. **Needs a window** to provide sunlight.

meeting space and storage

It would be nice if there were **separate bathrooms for admin staff** (one for men and one for women) and a separate bathroom for the general public.

Fewer, but **larger offices, natural light, efficient layout** of storage and work spaces, separate entrance, **conference room**, solid surface flooring, **kitchenette**



What tools do you think are missing from your work environment?

Office large enough for couple of people to have meetings, conference rooms for staff meetings and FPB meetings	A welcome area with some one there to greet members of the public.
--	---

Desk space for plans	White board and a closet for uniforms inside the office. As Chief officers we have a lot of uniforms and having them through out the station is not conducive to our production.
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Conference room	n/a
-----------------	-----

A training room. It would also be nice to have a **conference room** for smaller group meetings. Also, a **kitchen/lunch room** for admin staff only. Having a **kitchen sink** for admin staff would make me very happy.

How would you define an ideal work environment?

Less distractions	Open with natural light . Ability to close it off for private discussions.
-------------------	---

Climate controlled office with no annoying background noise from system	An environment that can quiet from other employees.
--	--

Fewer, but larger offices designed with natural light an efficient layout of storage and work spaces.	Area to work in private with an area to conversate as a team for meetings.
--	--

An area in my office to meet with firefighters individually. Being able to bring my own lunch and eat it at an admin kitchen and be able to wash my dishes there. (I currently bring my own lunch and I eat it in my office. I am not able to have lunch in peace. I end up still working while on lunch.) And having a private bathrooms just for admin staff and separate bathrooms for the general public.

A place that supports the work you do, allows for you to be successful and complete your work assignment safely and productively



If you could add one thing to your workspace, what would it be?

Conference Room, Bigger office

larger area

Meeting area for small group discussion

A more functional set up

more electrical receptacles, solid surface flooring

A window

Meeting area.

A table with two chairs so when I onboard individual firefighters or firefighters come to my office to fill out forms, we can sit together at the table.





PROPOSED PROJECT GOALS & FUTURE CONSIDERATIONS



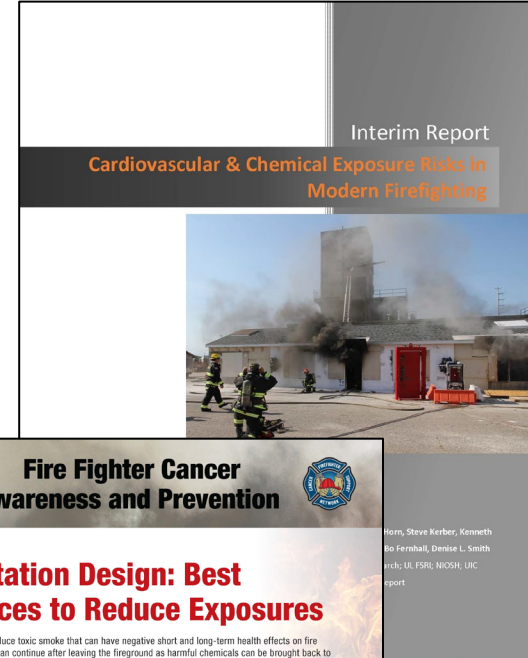
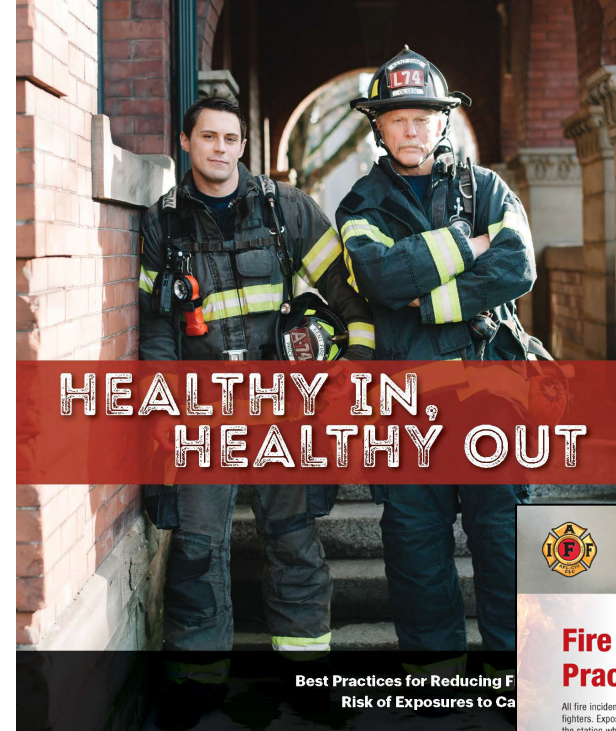
Design a functional, comfortable, and community-oriented fire station that prioritizes safety, efficiency, and camaraderie.

- 1. Enhance Health and Safety:** Incorporate effective decontamination zones and ventilation systems to ensure the health and safety of occupants and prevent cross-contamination.
- 2. Improve Operational Efficiency:** Maximize spacing and layout in the apparatus bay for safe equipment movement and maintenance activities
- 3. Optimize Staff Comfort and Privacy :** Design spaces that enhance functionality, including a well-sized kitchen, dayroom, and designated quiet zones for studying and computer work. Provide private living quarters, including bunk rooms, modern locker rooms, and accessible shower and restroom facilities for fire station personnel. Importance of staff recruitment and retention.
- 4. Promote Training and Community Engagement:** Provide a multipurpose training room suitable for fire station needs and community events. Create spaces that are designed for the future, not just the present.
- 5. Facilitate Leadership and Administration:** Create dedicated offices for senior staff and a fully equipped administrative suite with essential amenities like a copy area, break room, and restrooms.
- 6. Incorporate Outdoor Training Capabilities:** Include exterior training areas to support hands-on and scenario-based firefighting exercises.
- 7. Celebrate Tradition:** Integrate historic photographs and memorabilia into public-facing areas to honor and preserve the station's legacy.
- 8. Ensure Adequate Storage:** Include sufficient and well-organized storage solutions to meet the station's current and future needs.



CONSIDERATIONS & BEST PRACTICES

1. Decontamination zones/ventilation (must do- Physical Well-Being)
2. Re-size and space apparatus bay doors Consider exterior training capabilities (must do)
3. Severe lack of space across all space needs (Meeting rooms, storage, etc.). The size of the current station cannot sustain current staffing levels (must do)
4. Consider the fact that 42% of staff have a considerable commute time, do not live in the community or nearby communities... more of an obligation to make Station 183 seem like their home.
5. An average of 4 generations will share the station. Flexibility is important.
6. Outdoor/patio space is important to staff. (Mental Well-Being)



Fire Station Design: Best Practices to Reduce Exposures

All fire incidents produce toxic smoke that can have negative short and long-term health effects on fire fighters. Exposures can continue after leaving the fireground as harmful chemicals can be brought back to the station when contaminated gear and equipment are not gross decontaminated prior to leaving the fire scene.

Fire fighters are at high risk of exposure to diesel engine exhaust, particularly inside fire stations where fire apparatus release diesel exhaust that disperses to areas where fire fighters eat, work and sleep.

Fire fighters can also be exposed to diesel particles that have settled on apparatus or personal protective equipment throughout the fire station, including in living quarters and the kitchen. The International Agency for Research on Cancer (IARC) classifies diesel engine exhaust as a Group 1 carcinogen, which means it is known to cause cancer in humans.

HAZARD ZONES

When designing a fire station, it is important to reduce exposures and prevent contamination of carcinogens and other harmful agents. Existing stations should be retrofitted to best accomplish this where possible. It is recommended to divide the fire station in to **three hazard zones** to reduce exposure to cancer-causing chemicals at the fire station:

1. Hot (Red) Zone:

Designated area for everything contaminated that needs to be decontaminated.

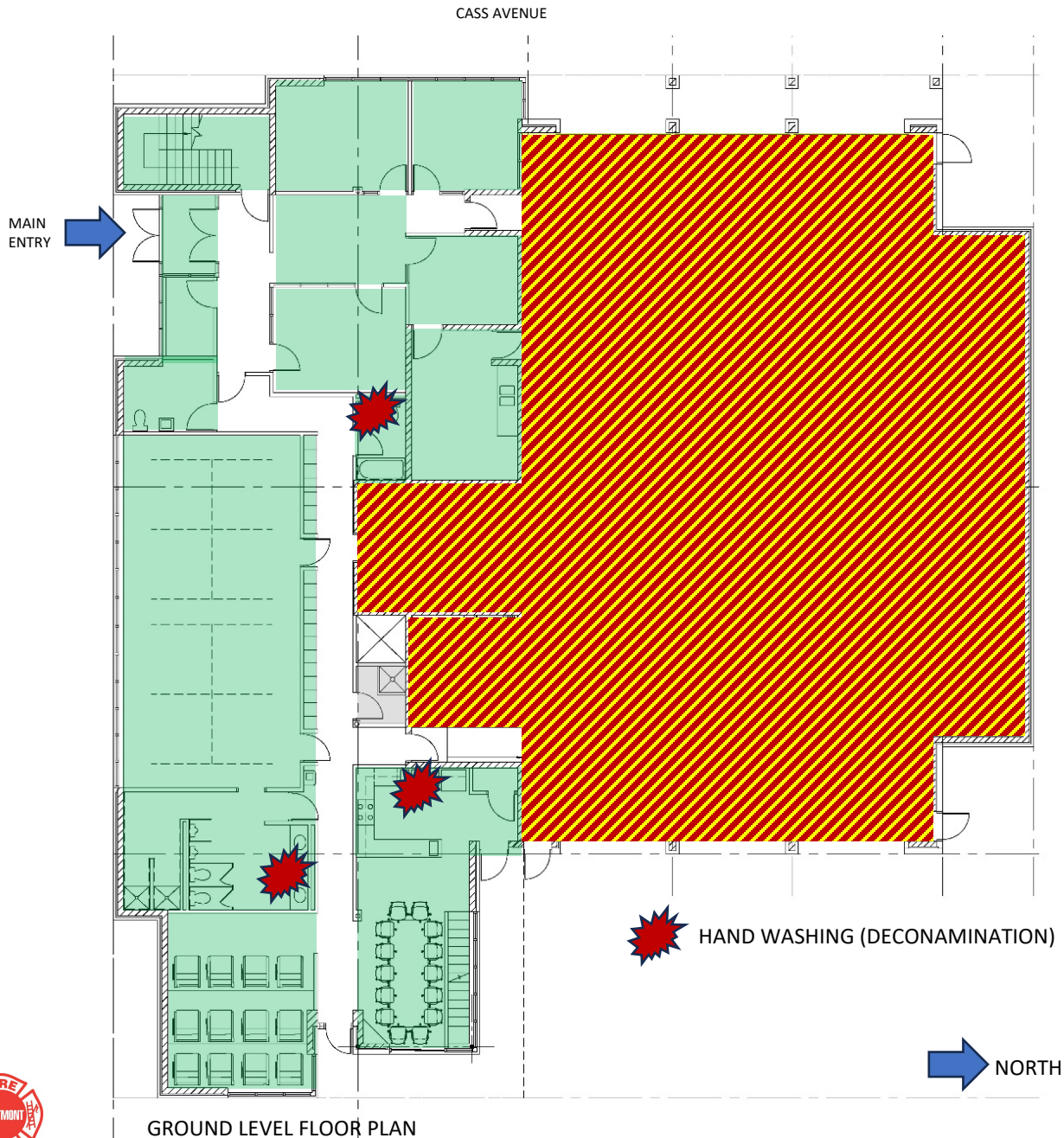
- When decontaminating, wear proper PPE to minimize exposure.
- Contaminated PPE and equipment include, but are not limited to boots, gloves, helmets, turnout gear, SCBA, EMS equipment from medical calls, fire hoses, etc.

2. Warm (Yellow) Zone:

This is commonly the apparatus bay.

- Cleaned equipment can be stored in this zone (cleaned PPE should be stored in a separate area with its own ventilation system).
- Handwashing occurs here prior to entering the living areas of the fire station.
- Washer/extractors should be in the warm zone.





Recommended Decontamination Zones

Hot Zone (RED)

- Designated area for everything contaminated that needs to be decontaminated (boots, gloves, helmets, turnout gear, SCBA, EMS equipment, hoses, etc.)
- Wear PPE during decontamination

Warm Zone (YELLOW)

- Commonly the Apparatus Bay
- Cleaned equipment stored in this area only
- Cleaned PPE is stored in separate area with its own ventilation system
- Handwashing occurs here before entering living quarters
- Washers/Extractors in this zone

Cold Zone (GREEN)

- Living Quarters & Administration Area
- Separate ventilation system from Bay
- Proper doors/ramps/gas curbs between bay and living quarters
- Contaminated PPE & Equipment never enter this zone.

- The above zones are not happening at Station 183.
- Typical Decontamination Sequence at 183:
 1. Take gear off on bay floor
 2. Wipe faces with wipe from Battalion Chief vehicle.
 3. Wash hands in kitchen sink (or bathroom sink) use the kitchen towel to dry hands.
- There is no Yellow Zone currently.
- Red Zone activities are happening in the Green Zone

CURRENT STATE- APPARATUS BAY CHALLENGES



- Structural limitations exist to make doors bigger
- Plumbing, Electrical and Flooring will need to be re-worked to accommodate a new bay arrangement
- The exhaust concerns (Tox Alert) will need to be addressed
- Currently the Battalion Chief vehicle is not located at HQ, it is at Station 182 as there is not bay space available for this vehicle at 183.

CURRENT STATE- SPACE CONSTRAINTS



	Station 183	Industry Standard
Apparatus Bay	3,708 SF	5,642 SF (Standard Structural Apparatus for a Two and Three-Company)
Dayroom + Kitchen Area	779 SF (52 SF per FF per shift)	1,296 SF (two company)
Bunk	54 SF (in shared bunk room)	140 SF (private bunk)
Living Quarters Laundry Room	Does not exist	160 SF
Training Room	Does not exist	700 SF
PPE Storage Room (separate from gear lockers)	Does not exist	360 SF

CURRENT STATE- SITE PLAN CHALLENGES



1. Short Apron on Cass Ave
2. Site Infill at South Ramp
3. Fuel Farm to the South (restricting)
4. Marquee sign obstruction
5. DuPage County/Striping & Signals





NEXT STEPS



Q & A

WESTMONT SPECIAL EVENTS

Cruisin' Nights

CONSIDERATIONS
FOR 2025



Quick History

- Founded in 2004 to continue community events that were previously coordinated by Main Street
- Westmont Special Events operates as an independent, not-for-profit organization



WESTMONT SPECIAL EVENTS

WESTMONT SPECIAL EVENTS

Quick History

- WSEC celebrated its 20th Anniversary in 2024
- Original focus on Taste of Westmont and Cruisin' Nights
- Expanded focus includes Creative Arts Network, Muddy Waters Museum, pub crawls, Endless Summer Car Show, participation with Wicked West Fest and Holly Days, and much more
- Partnering with Village of Westmont, Westmont Chamber, Park District, Westmont Library, area schools, community groups, business community & more

WESTMONT SPECIAL EVENTS

Quick History

- Cruisin' Nights originally consisted of about 25 car participants and no public participation
- Classic car parking at Cass & Burlington parking lot only





WESTMONT SPECIAL EVENTS

Quick History

- In 2012, requested and received permission to close Cass from Burlington to Naperville for classic cars and more
- Luke-warm response at first from businesses & guests



WESTMONT SPECIAL EVENTS

Quick History

- Within a couple of years, the layout and the customer service from WSEC to car enthusiasts began to win people over
- Each year the event grew in popularity



WESTMONT SPECIAL EVENTS

Quick History

- For the past two years, the weekly event averaged well over 350 cars and more than 2000 people
- Estimated that more than half of the guests in attendance are from outside of Westmont



WESTMONT SPECIAL EVENTS

Quick History

- Named the Best Weekly Car Show by WGN Radio for over 7 years
- All-time record car count was 596
- Several businesses report that the car show greatly benefits their business and are regular sponsors for the car show event



WESTMONT SPECIAL EVENTS

**Moving
Forward**

However...

WESTMONT SPECIAL EVENTS

Moving Forward

The success of the event has created concerns:

- Difficult to manage 3 and ½ blocks of classic cars as they arrive, park, then exit the event
- Difficult to manage classic cars that try to enter the event in creative ways
- Difficult to keep pedestrians safe as cars arrive and exit the show at all times
- Difficult to transition from the end of the event to the time when the street re-opens, especially regarding on-street alcohol

WESTMONT SPECIAL EVENTS

Moving Forward

- *Cass-East Burlington scheduled for infrastructure maintenance, which will close eastbound traffic*
- *Potentially, this closure could be ongoing for several years if the 1 N. Cass development follows the infrastructure work*
- *This reality will impact the current detour plan for Cruisin' Nights & Taste of Westmont*
- *Potentially look at West Burlington as new location for Cruisin' Nights for 2025*

WESTMONT SPECIAL EVENTS

West Burlington Concept

- *Close West Burlington from Cass to Williams*
- *Classic Cars enter event traveling south on Lincoln, then one-way west on Burlington*
- *Cars park on Burlington, both side of streets, creating usual center walking path, many cars will park in marked parking spots, facing west*



WESTMONT SPECIAL EVENTS

West Burlington Concept

- *CASS TO LINCOLN - Music, vendors, food, possibly beer sales, possibly featured cars – NO INGRESS FROM ALLEY*
- *LINCOLN TO WILLIAMS - Classic car parking both sides of street*
- *SIDE STREET TO ALLEY - Some streets used for special activities and car clubs; Every other street used as an exit*



WESTMONT SPECIAL EVENTS

West Burlington Concept

- **VILLAGE PARTICIPATION** - This layout easier to set up without disrupting Cass Avenue traffic
- **PARKING EFFICIENCY** - This layout easier to manage arrival and parking of cars, as well as exit of cars
- **MINIMAL IMPACT TO RESIDENTS** - All properties in this area have full access to their properties from the alley



WESTMONT SPECIAL EVENTS

West Burlington Concept

- **NEXT STEPS**

- *Village Board discussion & feedback*
- *Introduce idea to community - businesses and West Burlington residents*
- *Come back before Village Board Dec. 19 with permit request form and final approval*

