



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, August 7, 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 May 13, 2025 and the May 15, 2025 meetings.
6. Unfinished Business
7. New Business
 - A. Promotions - Four Lieutenants
 - B. Presentation of Department Awards
 - C. Department Updates
 - i.
 - Accreditation
 - New Building Update
 - Staffing Update
 - Contract Update
 - Call Volume Update
 - New Medic 183
 - Fire Truck Night
8. Reports
 - A. Committee Chair

- B. Department Director
 - C. Division(s) Reports
9. Miscellaneous
- A. The next meeting of the Fire Public Safety Committee is scheduled for November 6, 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>



Village of Westmont ADMINISTRATION

31 West Quincy Street, Westmont, Illinois 60559

administration@westmont.il.gov | 630-981-6210
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Village Board Fire Public Safety Committee ~ Special Meeting ~ MINUTES

~ Tuesday, May 13, 2025 ~

CALL TO ORDER

Trustee Guzzo called the meeting to order at 1730 hours.

PRESENT

Mayor Nero, Village Manager May, Assistant Village Manager Parker, Trustee Barker, Trustee Guzzo, Trustee Plowman, Trustee Scales and Fire Chief Riley.

ALSO PRESENT

Deputy Chief Fitzgerald, Deputy Chief Frank, Retired Chief Public Safety Officer Gunther, Public Works Director Reis, Human Resources Director Brainerd, Finance Director Altic, Communications Director McIntyre, and Administrative Assistant Saldivar.

ABSENT - Clerk Szymiski, Trustee Liddle and Trustee Parrilli.

GUESTS PRESENT

Megan Harte (845 Design Group) and Jaime Zaura (845 Design Group)

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by all in attendance.

UNFINISHED BUSINESS

Fire Tour Facility

Deputy Chief Tom Frank conducted a comprehensive tour of the Headquarters Fire Station at 6015 S. Cass Avenue for all attendees. The tour encompassed various areas, including the administrative offices, the firefighters' kitchen and day room, bathrooms and bunk rooms, the fire prevention bureau offices, the boiler room, the workout room, the bay floor, and the outdoor walking ramp. A significant focus of the tour was on identifying and discussing existing deficiencies, particularly water damage and the current lack of adequate space. For those who wish to revisit the tour or for individuals who were unable to attend, a previously recorded version is accessible by clicking [here](#).

Presentation

Deputy Chief Tom Frank led a detailed presentation following the Headquarters Fire Station tour, outlining the critical need for facility upgrades. He emphasized that the current building, constructed in 1991, is too small, requires repetitive repairs due to water leaks and mold, and has significant ADA and safety issues. The department's call volume has dramatically increased

from 1,253 calls in 1991 to over 5,500 last year, exacerbated by a growing senior population and numerous nursing facilities in the village. This increased demand is straining the existing two stations, which are undersized compared to neighboring communities with similar or lower call volumes.

The presentation highlighted specific concerns including inadequate bay space (current doors too narrow, vehicles too close, and heavy equipment causing structural issues), unsafe apron space onto Cass Avenue, and inefficient internal layouts impacting response times. The building's design no longer accommodates the increased staffing levels (up to 23 people daily) or the presence of 16 female firefighters, lacking privacy and proper decontamination facilities (e.g., shared washer/dryer for personal and biohazardous items).

Three design options were presented by the 845 Design Group:

1. **Temporary Rehab (\$10-11 million):** Addresses some issues like decontamination zones and living quarter adjustments, but does not solve space constraints, ADA compliance, apron size, or guarantee leak fixes. Considered a temporary fix with a higher contingency.
2. **Rehab and Addition (\$23-25 million):** Adds larger, safer bays (four instead of five desired), improves living and admin quarters, and includes decontamination zones. However, it still does not guarantee leak resolution, lacks a mezzanine for storage, and results in bunks being further from bays, increasing response times. It also places apparatus bays closer to neighbors.
3. **New Facility (\$25-28 million):** This option provides the most comprehensive solution, offering five efficient bays, ample apron space, full ADA compliance, proper decontamination zones, and flexible living and administrative spaces, including a basement and two stories. It is designed to last over 50 years and incorporates a multi-purpose room for training and community use. This option has a lower contingency due to ground-up construction and would eliminate leaks. The Fire Department plans to continue honoring the station's history regardless of the chosen design.

Funding for the project would primarily come from a new local sales tax effective July 1st, estimated to generate \$2 million annually, with no property tax impact or referendum required. Grants are also being pursued. The presentation concluded by emphasizing the department's dedication to resident care and the need to provide adequate tools and facilities for its members, ensuring fiscal responsibility for taxpayers.

PUBLIC COMMENT

The public comment covered several key areas, demonstrating strong community engagement.

- **Third Facility/Future Needs:** A resident inquired about the possibility of a third fire facility, particularly in the far northeast corner of the community (Mayslake Village area), given rising call volumes in those areas. Chief Riley confirmed that staff continuously evaluates call locations using "heat maps" and works with accreditation bodies to ensure response times are met, stating that this will be discussed with new village leadership.
- **Funding and Sales Tax:** Questions arose regarding the 1% grocery tax (Pritzker tax) and the new sales tax planned to fund the project. Mayor Nero clarified that the grocery tax, a pre-existing general fund revenue, was reinstated after being temporarily removed by the state and is separate from the new sales tax. The new sales tax, specifically for non-home rule communities, would generate approximately \$2 million annually and would be exclusively earmarked for this project if pursued, with no property tax impact. It does not apply to titled vehicles, groceries, or medicine.
- **Construction Logistics and Timeline:** A resident asked where vehicles and personnel would be housed during a full tear-down and rebuild. Deputy Chief Frank outlined a plan: administration to 1 South Cass (second floor), Tower 183 to the North Side station, Medic 183 to Public Works, and Engine 183 either on-site in a trailer or at 328 South

Wilmette (old Public Works building) to maintain south-side coverage. The estimated construction time for a new facility is 16-20 months, with the entire process, including zoning, taking 32-46 months. The project would be funded via a 20-year municipal bond, covered by the new sales tax.

- **Site Suitability and Design:** Concerns were raised about the current property being too small for a new, larger facility. Consultants from the 845 Design Group reassured attendees that while the property line is close, the design pulls bays further back, allowing for adequate apron space and maintaining drive-through functionality. They confirmed the design utilizes existing site depth and width to support the proposed structure.
- **Energy Efficiency and Modernization:** A question was posed about incorporating energy-efficient features, solar energy, and EV charging stations. Consultants stated that while early in the design phase, any new building would adhere to current energy codes and best practices for healthy air and systems. Discussions about charging stations would occur in future community meetings.
- **South Side Coverage During Construction:** Several residents expressed concern about potential impacts on emergency response times for the south side of town, especially given train track crossings. Chief Riley and Deputy Chief Frank reiterated that all department vehicles are Advanced Life Support (ALS) capable, and the engine would remain on the south side. They assured residents that mutual aid agreements with neighboring departments ensure continued excellent coverage, even if their own units are busy or temporarily relocated, noting that call volumes are nearly equal on both sides of town.
- **Project Management and Cost Overruns:** A resident inquired about project management to prevent cost overruns, referencing past village projects. Deputy Chief Frank emphasized that the process involves multiple village departments, and the 845 Design Group has provided methods to monitor costs. He stressed that designing the building precisely from the outset with public and board input would minimize costly "change orders" during construction.
- **Firefighter Input:** Deputy Chief Frank confirmed that a committee of firefighters from all ranks has been integral to the planning process from the beginning, meeting with the design team and reviewing options, ensuring their needs are incorporated into the design.

Mayor Nero concluded by reiterating the village's commitment to transparency and inviting continued public feedback at upcoming Fire Public Safety Committee meetings, noting the significant investment required to maintain high-quality life safety services.

There being no other business to discuss, Trustee Barker motioned to adjourn, to which Trustee Scales seconded. The meeting subsequently adjourned at 1930 hours.

Respectfully submitted,

Jacqueline Saldivar
Recording Secretary

Westmont Fire Department HQ Tour & New Facility Presentation



Westmont Fire Department New Facility Presentation May 13, 2025

Welcome!

Introductions

**Fire Chief Steve Riley
Deputy Chief Tom Frank**

Fire Department History &
Credentials/Awards

**2023 Hartmann Award Winner
2023 Re-Accreditation (5th time)**



Westmont Fire Department New Facility Presentation May 13, 2025



ENSURING QUALITY EMERGENCY SERVICES FOR OUR CITIZENS

- Adequate & safe space for staff, both firefighters & Administration
- Adequate space for equipment & vehicles
- Adequate space for training
- Understanding the needs of first responders - effective schedules & living quarters



Westmont Fire Department New Facility Presentation May 13, 2025



FIRE HQ FACILITY CONCERNS

- Demographics have changed since 1991
Most nursing facilities in DuPage County, Mayslake Village, more medical/nursing facilities projected
- **CALLS HAVE QUADRUPLED SINCE 1991**
 - **1253 emergency calls in 1991**
 - **5516 emergency calls in 2024**
- In 2001, two Westmont Fire station locations combined into one facility at 6015 S. Cass

**1253
Emergency Calls
in 1991**

**5516
Emergency Calls
in 2024**

Westmont Fire Department New Facility Presentation May 13, 2025



Westmont Comparison To Area Fire Stations

- Westmont Fire Department call volumes greater than the majority of the other local municipalities
- Westmont Fire Department call volume is more aligned with Fire Protection Districts (not Departments) in the immediate area
- **In 2024, Westmont had 5,516 calls**
More than: Clarendon Hills (1,140), Hinsdale (2,707), La Grange (2,503), La Grange Park (2,522), Oak Brook (3,304), Oakbrook Terrace (1,641), Western Springs (1,437), and York Center (1,590)



Westmont Comparison To Area Fire Stations

	Dept./District (within 5 mi. radius)	# of Stations	Approx. Station Size	Approx. # of Calls (2024)	ISO	Service Area	# of Sworn Personnel	# of Bays	Area to Call Volume Ratio
	Westmont	2	24,820	5,516	1	8.5 sq. mi.	83	6	4.49
within 5 miles	Lisle-Woodridge	5	59,879 sf	8,685	1	24 sq. mi.	91	13	6.89
	Downers Grove	4	58,642 sf	8,280	1	14 sq. mi.	77	12	7.08
	Darien-Woodridge	2*	35,900 sf	3,781	2	12 sq. mi.	42	7	9.49
	Tri-State FPD	4*	48,675 sf	6,550	2	27 sq. mi.	54	15	7.43
	Pleasantview	3	40,796 sf	4,624	2	14 sq. mi.	38	10	8.82
similar volume	Wheeling	3	38,000 sf	5,564	2	8.6 sq. mi.	54 <small>*plus Training Facility</small>	10	6.82

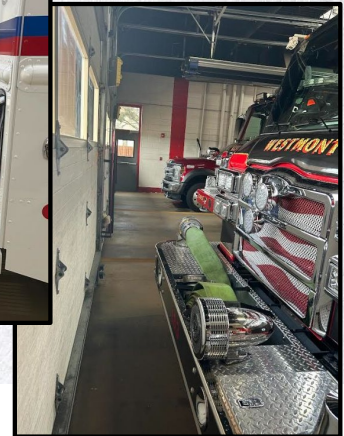
Westmont Fire Department New Facility Presentation

May 13, 2025



FIRE HQ FACILITY CONCERNS

- FIRE BAYS
 - * 5 bays needed
 - * Current bay doors too narrow
 - * Modern equipment is larger
 - * Equipment too close together
 - * Apron too short for fire trucks
- Medics furthest away from living corridor
- No direct path from living to vehicles
- Inadequate space for crews to prep for a call



Westmont Fire Department New Facility Presentation

May 13, 2025



FIRE HQ FACILITY CONCERNS

- Built in 1991 – *No physical design upgrades during past 35 years*
- Designed for minimal staffing
4 firefighters & 4 admin staff
- 23 daily employees currently
9 firefighters & 14 staff
- No female firefighters in 1991
16 female firefighters in current ranks
- Limited privacy
Makeshift accommodations for bathrooms & showers



Westmont Fire Department New Facility Presentation May 13, 2025



HAZMAT Concerns

- **Living Quarters Air Quality Concerns**
HVAC system not designed for best practices
- **No separate decontamination showers**
away from living corridor
- Must **expose living corridor to hazmat concerns** because cleaning in living corridors
- **HAZMAT Cross Contamination**
Only 1 washer & dryer for both HAZMAT and personal items such as uniforms, bedding, etc.
- **OSHA Requirements** - New requirements for separate decontamination zones



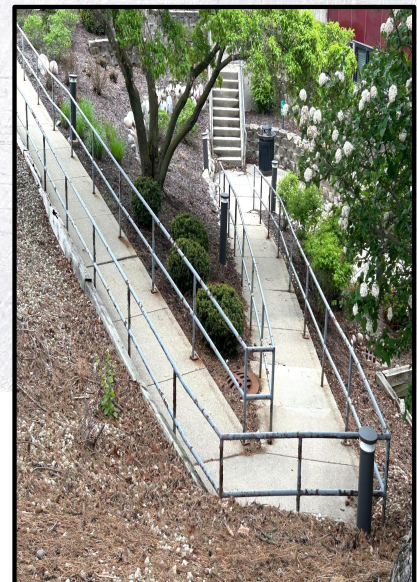
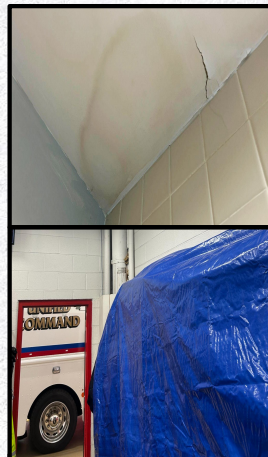
Westmont Fire Department New Facility Presentation May 13, 2025



FIRE HQ FACILITY CONCERNS

LEAKS

- On-going leaks - multiple repair attempts have been unsuccessful
- Tarps used to keep equipment dry when it rains
- On-going mold & mildew concerns and mitigation



NOT ADA COMPLIANT

- No elevator
- Outdoor ramp is in disrepair and not ADA compliant



Westmont Fire Department New Facility Presentation

May 13, 2025



NEW DESIGN CONSIDERATIONS

- Facility for 10 firefighters - *Sleeping for 14 includes potential growth, interns, paramedics students, extra staff for severe weather incidents, etc.*
- 5 bays to accommodate all firefighting vehicles & equipment now and in the future
- Flexible space to meet current and future needs
- Reasonable living quarters - privacy, personal space
- Appropriate decontamination zones including separate washers/dryers, showers, sinks, etc.
- High quality construction expected to last 50 years
- Multi-purpose space for staff training, public warming/cooling center, education (CPR, Safety Summer Camp, etc.), community groups, scouts, etc.



Westmont Fire Department New Facility Presentation

May 13, 2025



NEW FACILITY RESEARCH

- Staff performed a comprehensive, competitive review process of consulting firms prior to selection
- Village secured consulting/ architectural/ construction firm to review facility needs in the Summer of 2024
- Consulting firm presented initial findings and recommendations to the Village in March of 2025

Westmont Fire Department New Facility Presentation

May 13, 2025



TEMPORARY REHAB DESIGN

REHAB EXISTING - \$10-11 MILLION



Westmont Fire Department New Facility Presentation

May 13, 2025



TEMPORARY REHAB DESIGN - \$10-11 MILLION

NEEDS ADDRESSED

- Proper decontamination
- Minor living quarters adjustment
- Least disruptive to FD operations
- No parking variance needed

NEEDS NOT ADDRESSED

- Does not address lack of space for firefighters or administration
- Does not address bay size
- Does not address ADA concerns - no elevator, ramp is still outside

NEEDS NOT ADDRESSED

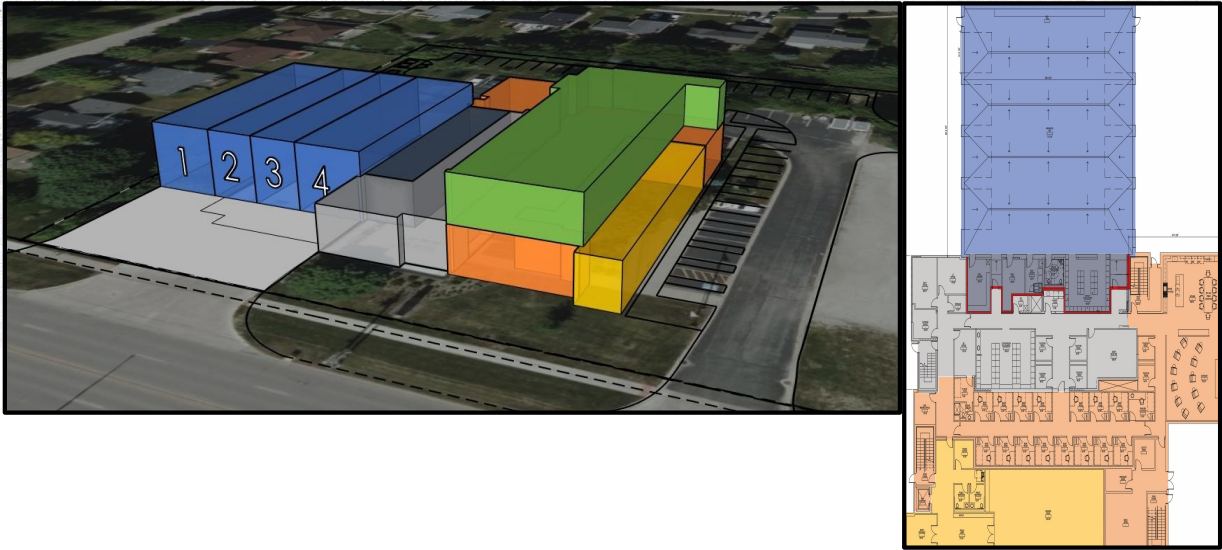
- Does not address apron size and inability to park fire engines outside
- Does not provide severe weather shelter
- Does not provide opportunity for growth
- Does not guarantee to address leaks
- Creates smaller multi-purpose room
- NOTE: Temporary fix-may need to revisit
- NOTE: Budget-wise, bigger project cost contingency, can't be addressed until construction begins

Westmont Fire Department New Facility Presentation

May 13, 2025



REHAB & ADDITION DESIGN - \$23-25 MILLION



REHAB & ADDITION DESIGN - \$23-25 MILLION



NEEDS ADDRESSED

- 4 new bays - bigger, safer
- Longer apron for trucks
- Quarters for current and future staff
- Admin workspaces improved
- Provides decontamination zones
- Project completed in phases - trailers
- ADA ramp area filled in

NEEDS NOT ADDRESSED

- No severe weather shelter
- No guarantee to address leaks
- No mezzanine storage area
- NOTE: Inefficiencies due to working around current structure

NEEDS NOT ADDRESSED

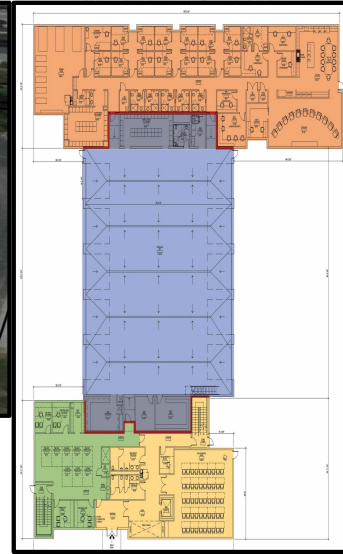
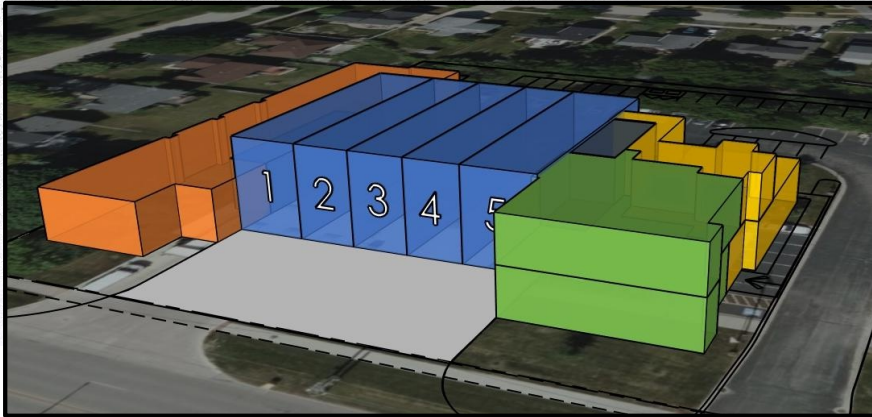
- NOTE: Bunks further from bays increasing response time
- NOTE: Apparatus bay adjacent to neighbors
- NOTE: Code requires addition of (2) sets of stairs
- NOTE: Limited capacity for future growth - only 4 bays, only 2 floors
- NOTE: Budget-wise, bigger project cost contingency
- NOTE: Nearly as much money as a completely new building yet not getting all that is needed

Westmont Fire Department New Facility Presentation

May 13, 2025



COMPLETE NEW FIRE HQ - \$25-28 MILLION



COMPLETE NEW FIRE HQ - \$25-28 MILLION

NEEDS ADDRESSED

- Numerous building efficiencies resulting from comprehensive new design plan
- 5 bays - sized to accommodate equipment and safe mobility
- Apron sized to accommodate trucks outdoors
- Provides decontamination zones
- ADA compliant
- Basement and second floor to ensure room for future growth
- Admin and Fire Prevention/ Public Education designed for current and future needs
- Quarters for current and future staff
- Living quarters adjacent to neighbors to create sound barrier for residents
- Bunks adjacent to bays to ensure quick response
- Projected to last 50 years
- Provides full multi-purpose room to be used for training & more
- Provides severe weather shelter for public
- NOTE: Budget-wise, less project cost contingency
- NOTE: New construction will address current building insecurities including leaks

ADDITIONAL CONSIDERATIONS

- Most expensive design, however, provides a completely new facility
- Avoids land acquisition costs - up to \$2 million
- Includes \$2 million for basement & 2nd floor
- Temporary relocation during construction
- New facility will honor the history of Westmont Fire Department and remain dedicated to first full-time fire chief Frank Johanik



Westmont Fire Department New Facility Presentation

May 13, 2025

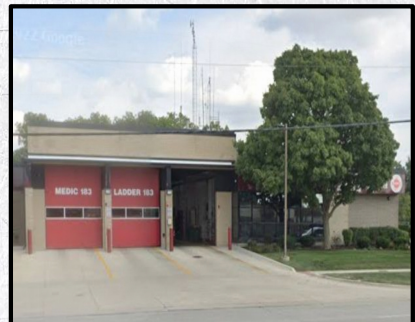
PROJECT COSTS & FUNDING

- Application for State & Federal Grants
- Local sales tax effective July 1
- No property tax impact
- No referendum expected

	Tempora ry Rehab	Rehab & Addition	New Fire HQ Facility
# of Bays	3	4	5
Gross Sq. Ft.	14,820	34,003	33,741
Est. Cost	\$10-11 Mil	\$23-25 Mil	\$25-28 Mil
Debt	\$0.8	\$1.7	\$1.8

Westmont Fire Department New Facility Presentation

May 13, 2025



Closing Comments

PLANNING
FOR THE
FUTURE



Westmont Fire Department
New Facility Presentation
May 13, 2025





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Village Board Fire Public Safety Committee ~ Regular Meeting ~ MINUTES

~ Thursday, May 15, 2025 ~

CALL TO ORDER

Trustee Guzzo called the meeting to order at 1630 hours.

PRESENT

Mayor Nero, Clerk Szymiski, Village Manager May, Assistant Village Manager Parker, Trustee Barker, Trustee Guzzo, Trustee Liddle, Trustee Plowman, Trustee Scales and Fire Chief Riley.

ALSO PRESENT

Deputy Chief Fitzgerald, Deputy Chief Frank, Chief Public Safety Officer Gunther, Deputy Chief Gruen, Community Development Director Hennerfeind, Public Works Director Reis, Human Resources Director Brainerd, Finance Director Altic, Communications Specialist Babyar and Administrative Assistant Saldivar.

ABSENT - Trustee Parrilli.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by all in attendance.

PUBLIC COMMENT

No public comment was received.

APPROVAL OF SEPTEMBER 5, 2024 AND MARCH 6, 2025 PUBLIC SAFETY COMMITTEE MINUTES

Trustee Liddle made a motion, seconded by Trustee Barker, to approve the September 5, 2024 and March 6, 2025 Public Safety Committee Minutes as submitted. Motion carried unanimously.

NEW BUSINESS

Presentation of Service Plaque

Chief Riley awarded Battalion Chief Joe Newton a service plaque for his 25 years of dedicated service to the Westmont Fire Department. Battalion Chief Newton briefly addressed the Village Board, expressing his gratitude.

UNFINISHED BUSINESS

Review of the Fire House tour and the options to move forward with the plans for the Fire House

The Fire Public Safety Committee discussed the critical next steps for the new fire house project following a recent public tour. Everyone that attended acknowledged the positive public feedback from the tour, which largely supported the need for a new facility. The discussion emphasized defining the vision and process for the new fire house, including considering various operational transition plans during construction.

A significant portion of the meeting focused on financial and architectural considerations. The committee explored options for architect selection, leaning towards continuing with the 845 Design Group for design services. There was a strong consensus to proceed with a "construction manager at risk" approach for the project, recognizing its advantages in project oversight and advocacy for the Village. The current cost estimate of \$25-28 million was reviewed, with a preference expressed for Leopardo to re-evaluate their existing estimate rather than seeking a new one from another firm. The importance of clear communication with the public was highlighted, advocating for the use of preliminary renderings to contrast the current substandard conditions with the vision for a modern facility.

Ultimately, the Village Board reached a consensus to formally move forward with a consultant contract for the design phase and to obtain preliminary renderings. This decision underscores the urgency of addressing the inadequate conditions of the existing 33-year-old fire house, which is undersized and ill-equipped for current call volumes and larger equipment. The meeting concluded with a commitment to create a design that will serve the community's needs for the next 50 years, ensuring a comfortable and inclusive environment for all fire department staff.

Next Steps

- **Formalize Design Services Agreement:** A formal agreement for design services with the selected consultant will be prepared and presented for approval at the next meeting.
- **Cost Estimate Re-evaluation:** Leopardo will be engaged to review and confirm their existing cost estimate for the fire house project.
- **Preliminary Renderings:** The design consultant will begin developing preliminary renderings of the proposed new fire house for public presentation.
- **Public Outreach Strategy:** A comprehensive public outreach plan will be developed, including the use of renderings to illustrate the need for the new facility and potential individual tours of the current station.
- **Design Committee Formation:** An internal fire department design committee, composed of personnel from various ranks, will be established to provide ongoing input on the firehouse design.
- **Historical Context Integration:** Efforts will be made to involve past fire department leaders (e.g., retired Chief Trout and retired Deputy Chief Connolly) and capture the department's history within the new facility's design.
- **Operational Transition Planning:** Continued analysis of the timeline and logistics for transitioning fire department operations during construction will be undertaken.
- **Energy Efficiency Exploration:** Options for enhanced energy efficiency, including solar panels and EV charging, will be explored beyond standard building codes.

MISCELLANEOUS

There being no other business to discuss, Trustee Liddle motioned to adjourn, to which Trustee Nero seconded. The meeting subsequently adjourned at 1755 hours.

Respectfully submitted,

Jacqueline Saldivar
Recording Secretary