

WHAT IS A COMPLEX DEMOLITION?

IF THE BUILDING OR STRUCTURE MEETS ONE OR MORE OF THE FOLLOWING:

- Residential building taller than 3 stories or 50-feet
- Non-residential building taller than 2 stories or 30-feet
- Structure other than a building taller than 40-feet
- A building or structure with more than one basement or foundation lower than 12-feet
- A building more than 10,000 square-feet at ground level
- Building or structure with a party wall, exterior wall or foundation less than 1-foot from the property line or another building not being demolished
- Demolition using a wrecking ball or explosives
- Demolition-related activity that is determined by the building commissioner to create an unusual risk to people or property based on the method of demolition proposed, the location of the site, or the features or condition of the structure to be demolished.

HOW IS DUST CONTROLLED?



- All tools used to break down materials must have a dust collection system and/or material should be wet to prevent dust movement. *
- Blasting of outside surfaces is only allowed if the work area is enclosed and equipped with a dust collection system.*
- All construction and demolition debris shall be removed through dust-tight chutes. No debris shall be dropped or thrown from any floor.
- Water, or other dust suppressants approved by CDPH, must be applied to all worksites to prevent dust emissions. *
- Dust control fabric must be attached to worksite perimeter fencing and should be at minimum, six-feet high and have a blockage of 50%.
- Debris created by demolition must be adequately wetted and covered before leaving the site.
- Any soil, sand or similar construction materials stored on site must be wet and covered when possible.
- Roadways and all vehicle access points on the site must be wetted and swept of materials that will give rise to dust emissions.
- Sufficient drainage must be provided to prevent discharge of water or other liquid applied to the site for dust control.
- A 10-mph speed limit should be in place for all equipment and trucks traveling on the worksite.
- Vehicle access points must be equipped with dust track out prevention measures, such as wheel wash systems, rumble grates and/or gravel pads.

*indicates that requirement is reliant on specific weather conditions and outside temperature above 32°F.

HOW DO WE ENSURE THE STRUCTURE IS DEMOLISHED SAFELY?



The Chicago Department of Buildings (DOB) requires:

- A detailed report of building or structure composition and dimensions, stamped and signed by an Illinois licensed architect or structural engineer.
- A detailed safety and operational plan by an Illinois licensed architect or structural engineer.
- A preliminary (pre-demolition) inspection. The DOB Commissioner may require additional progress inspections during the demolition.
- A final (post-demolition) inspection.

HOW ELSE DO WE PROTECT THE ENVIRONMENT AND HEALTH?



- No building containing asbestos shall be demolished in the City of Chicago without first abating the asbestos.
- Before demolition, all universal and hazardous waste must be removed and disposed of properly with documentation.
- If the facility or building was built before 1978, a licensed lead professional must inspect the site for lead and provide a plan for minimizing lead emissions and offsite deposition.
- Contractors must recycle or reuse at least 50% of uncontaminated construction and demolition debris.

For the full additional environmental requirements for all demolitions, see Section 11-4-2170 of the Chicago Municipal Code.

DEMOLITION NOTICE

SITE ADDRESS(ES):

- 1909 & 1910 (2 buildings) N. Clifton Avenue
- 1806 & 1836 N. Kingsbury Street
Chicago, IL 60614

PROPERTY OWNER(S):

- GI Clifton Property, LLC
- 1800 North Kingsbury, LLC

DEMOLITION CONTRACTOR(S):

- Heneghan Wrecking Company, Inc.

DEMOLITION TIMEFRAME:

- November - December, 2022
(weather dependent)

DEMOLITION OVERSIGHT:

- Chicago Department of Buildings (DOB) and Chicago Department of Public Health (CDPH) inspectors will be on site before any demolition to make sure all required controls are in place.
- DOB and CDPH inspectors will also be on site daily during any active demolition to observe.
- DOB and CDPH have the authority to stop any work and correct issues as needed.



COMMUNITY MEETING INFORMATION



DATE:

November 18, 2022

TIME:

6:00 - 8:00 PM

LOCATION:

DePaul Student Center
2250 N. Sheffield Avenue, Chicago, IL 60614
Room 120 AB on the ground floor

OTHER DETAILS:

ASL interpreting will be provided.
If you require other support or language interpretation, please email communityengagement@cityofchicago.org by November 14.

A recording of the meeting will be posted to chicago.gov/complexdemolitions.

ADDITIONAL RESOURCES



- To learn more about demolition permits in Chicago, visit chicago.gov/complexdemolitions
- To learn more about asbestos and lead hazards in demolition and renovation projects, visit chicago.gov/asbestoslead
- For the full additional environmental requirements for all demolitions, see Section 11-4-2170 of the Chicago Municipal Code.

