



3600 SOUTH KOSTNER DEMOLITION COMMUNITY MEETING

June 26, 2024



MEETING AGENDA

- **WELCOME**
- **CITY OF CHICAGO PRESENTATION**
 - Site background
 - Ensuring safe demolition, including environmental and health protections
 - Demolition oversight plans
- **DEMOLITION CONTRACTOR PRESENTATION**
- **COMMUNITY COMMENTS & QUESTIONS**



MEETING OBJECTIVES

- Provide information to the community about the reviews and pre-demolition inspections performed by CDPH and the Department of Buildings for the demolition of two parcels on the site
- Provide information on the
- Provide information about the method of demolition and plans **to protect the community from potential environmental and health impacts**
- Respond to questions or concerns **about the demolition process**



BACKGROUND

- The site owner submitted demolition permit applications to the City, which are being reviewed by DOB and CDPH.
- **This site is considered environmentally complex due to past use.**
- Environmental remediation work at the site has been ongoing since 2012.



FORMER SITE USE AND OCCUPANTS

- Located at the Crawford Station former manufactured gas plant (MGP) site.
- Peoples Gas acquired the facility in 1928 and operated it until 1963.
- Site Remediation:
 - In the late 1960s, the aboveground MGP structures were removed.
 - Disposal of waste and spills and leaks often resulted in contaminated soil and groundwater. Site cleanup and investigations are ongoing.
 - Not listed on the National Priorities List (NPL) but is considered an NPL-caliber site and is being addressed through the Superfund Alternative Approach (SAA).



3600 SOUTH KOSTNER AVENUE SITE DEMOLITION

- **SITE ADDRESS:**

- 3600 South Kostner Avenue

- **PROPERTY OWNER:**

- Peoples Gas

- **GENERAL CONTRACTOR:**

- Ramboll Group

- **DEMOLITION CONTRACTOR:**

- Brandenburg Industrial Service Company

- **DECOMMISSIONING + DEMOLITION TIMEFRAME:**

- July 2024, approximately 2 weeks (weather dependent)



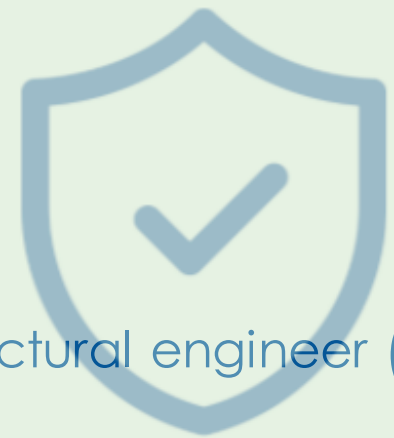


DEMOLITION REQUIREMENTS

THE CHICAGO DEPARTMENT OF BUILDINGS REQUIRES:

- Structural Condition Report *
- Safety and Operation Plan *
- Preliminary Inspection (pre-demo)
- Inspector onsite during demolition
- Final Inspection (post-demo)

* Stamped and signed or designed by an Illinois licensed architect or structural engineer (site operation plan may be prepared by the demolition contractor)





TECHNIQUE & PROCESS OF DEMOLITION


- The structures to be demolished include a two-story office building and a high bay warehouse
- This is not a demolition by implosion (no explosives will be used).
- This will be a mechanical demolition using conventional equipment including hydraulic excavators equipped with a combination of shears, hydraulic breakers, and grapple attachments, man lifts, skidsteers, and front-end loaders.






ENVIRONMENTALLY COMPLEX DEMOLITIONS

- **Designation created by CDPH** in response to community concerns about demolitions that present increased risk to environment and public health.
- Triggers **special process** to review potential impacts before work begins, notify community, and ensure appropriate protections are in place.

 **ENVIRONMENTALLY COMPLEX DEMOLITIONS**

Hundreds of demolitions are conducted across the City of Chicago each year. While most of these demolitions present minimal risk, a small number are considered **environmentally complex demolitions**. For this type of demolition, the Chicago Department of Public Health (CDPH) follows a special process to carefully review the demolition's potential impacts before any work begins. Then we make sure plans are in place to protect the environment and public health during the demolition.

- 1. UNDERSTANDING RISK**
When a CDPH demolition reviewer determines that a proposed demolition will occur on a **former industrial site or other potentially environmentally complex location**, CDPH contacts the applicant to learn more about the site. Based on the discussion, the City may request to schedule a pre-demolition inspection in addition to the required Department of Buildings (DOB) pre-demolition inspection.
- 2. PRE-DEMOLITION INSPECTION**
CDPH conducts a pre-demolition inspection to determine if the demolition is environmentally complex based on the **level of risk** it presents. Inspectors look for and document:
 - Asbestos, universal or hazardous waste
 - Underground storage tanks
 - Refrigerants
 - Remaining material or equipment from previous operations
 - Site's proximity to residents
 - Size of the structure(s) considered for demolition
 - Smoke stack heights and locations, if applicable
 - Any other environmental or public health threats that may be present
- 3. CONTROLLING RISK**
For environmentally complex demolitions, CDPH works with the applicant on a **demolition plan**, including a Dust Mitigation Plan and other measures that minimize impacts to the environment and public health. CDPH consults with the Illinois Environmental Protection Agency (IEPA) on plans as needed.
CDPH may **request corrections prior to the demolition**, including cleanup, sampling of residual manufacturing materials, removal of equipment or other measures that reduce the building to a clean, empty shell. Demolition plans are paused if any issues constitute Code violations. Sign-off of the demolition may be withheld until the corrections are made and verified by a follow-up inspection.
- 4. COMMUNITY NOTIFICATION**
If an environmentally complex demolition represents a heightened level of potential risk, CDPH works with the appropriate aldermen to provide notice to the surrounding community. When applicable, CDPH may hold a community meeting, email community organizations, distribute flyers and/or post demolition plans on its website. **The public may sign up for environmental news updates at [Chicago.gov/enrcommunityinfo](https://www.chicago.gov/enrcommunityinfo).**
- 5. DEMOLITION AND OVERSIGHT**
Following sign-off on the demolition plans, the demolition will take place, in accordance with the Department of Building's (DOB) demolition permit. As needed, a CDPH inspector may return to the site during the active demolition period to **make sure the demolition plans are being followed**.





ENVIRONMENTAL AND HEALTH PROTECTIONS

The company is required to:

- **Abate the Asbestos**
- **Remove/dispose of Hazardous Waste**
- **Inspect for Lead**
- **Recycle or Reuse at least 50%** of uncontaminated construction and demolition debris





DUST CONTROL MEASURE EXAMPLES

- The work area is covered generally with asphalt, concrete and hardscapes.
- Dust Boss/water cannons will be used to add to the dust suppression efforts.





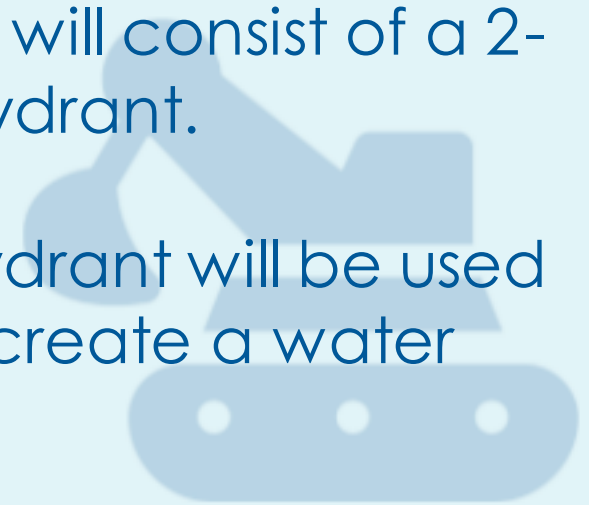
DUST CONTROL MEASURES

- **All dust will be controlled.**

- Weather conditions including wind direction will be monitored throughout the course of the activity using the onsite weather station.

- The dust suppression system during demolition will consist of a 2-inch water hose connected to adjacent fire hydrant.

- A Dust Boss connected to the adjacent fire hydrant will be used as necessary to wet the demolition area or to create a water curtain.





OVERSIGHT PLANS

- **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.**





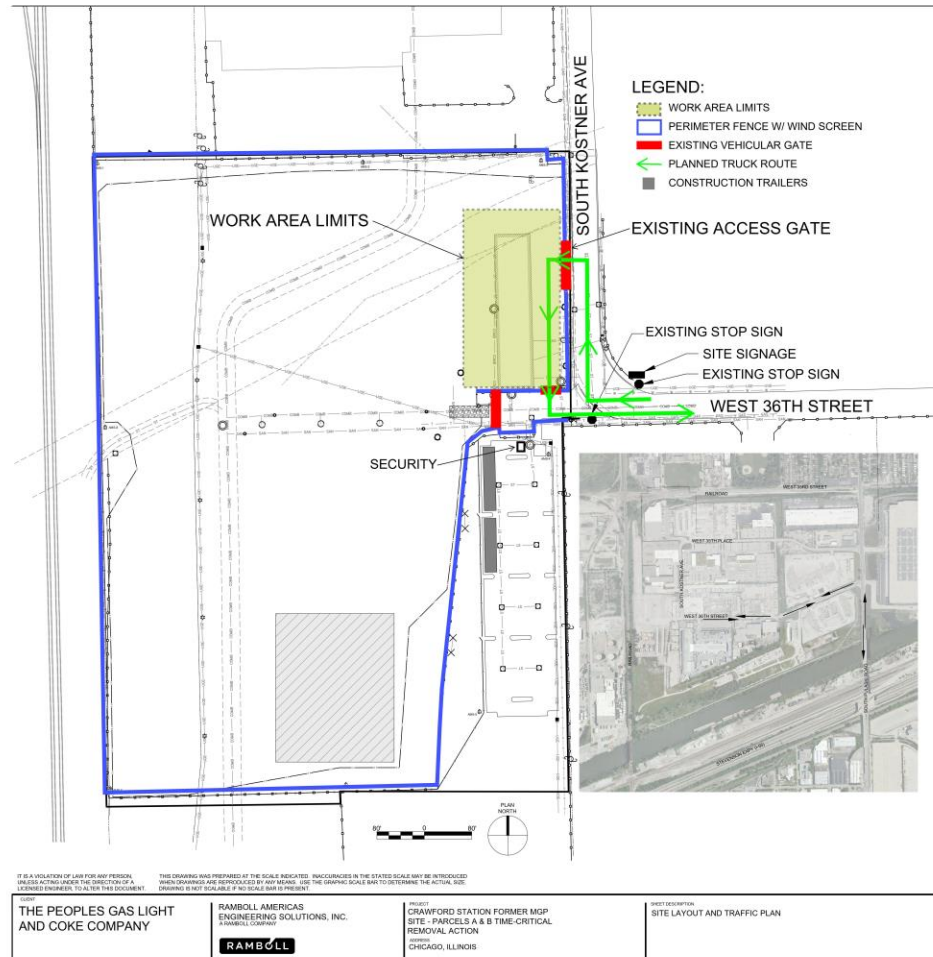
DUST CONTROL MEASURE EXAMPLES

	Existing Conditions
Square Feet	~18,000
Dock/Drive-in Doors	2 Floors with 10 Garage Bays
Year Built	~1978





CURRENT SITE PLAN





DEMOLITION – BRANDENBURG INDUSTRIAL SERVICE COMPANY

- Controlled demolition of the existing structure using excavator equipped with grapple and hand labor in certain areas.
- Process to take approximately 2 weeks to complete.
- Three air monitoring devices will be on-site and will report data at 15-minute intervals to ensure air quality is safe per EPA requirements.
- Additional hand-held devices will be used for additional monitoring as needed.
- THIS PROJECT WILL NOT USE IMPLOSION METHOD**



COMMUNITY COMMENTS & QUESTIONS





ADDITIONAL RESOURCES

- To learn more about demolition permits in Chicago, visit **[CHICAGO.GOV/COMPLEXDEMOLITIONS](https://chicago.gov/complexdemolitions)**
- To learn more about asbestos and lead hazards in demolition and renovation projects, visit **[CHICAGO.GOV/ASBESTOSLEAD](https://chicago.gov/asbestoslead)**
- For the full additional environmental requirements, see **Section 11-4-2170 of the Chicago Municipal Code**
- **Any community concerns can be reported directly through 3-1-1.**

