



# **ALLIED METAL COMPANY/AMAZON DEMOLITION VIRTUAL BRIEFING**

**November 4, 2024**



# MEETING AGENDA

- **WELCOME & ZOOM INSTRUCTIONS**
- **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 a property spanning three addresses
- 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**



# DEPARTMENT OF BUILDINGS PRESENTATION



# ALLIED METAL COMPANY DEMOLITION

- **SITE ADDRESS:**

- 4528 W. Division Street
- 4500 W. Division Street
- 4430 W. Division Street

- **PROPERTY OWNER:**

- Amazon

- **DEMOLITION CONTRACTOR:**

- Break Thru Enterprises

- **GENERAL CONTRACTOR:**

- Bryan Builders

- **DEMOLITION TIMEFRAME:**

- November 2024, approximately two months (weather dependent)





# FORMER SITE USE AND OCCUPANTS

- Allied Metal Company was founded in 1952 is one of the largest producers of aluminum and zinc alloys in the United States.
- Operations ended on December 31, 2023.
- All process equipment has been dismantled. The site has already been decommissioned, and everything was done above grade. The smelter was a one-story building.



# DEMOLITION REQUIREMENTS

DOB 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

- This will be a mechanical demolition with back-hoes assisted by two (2) bobcats.
- **This is not a demolition by implosion (no explosives will be used).**
- All above-grade structures will be demolished and disposed of via 100-yard transfer trailers.
- The slabs and foundations will remain in place.
- The demolition will begin at the north end of 4528 W. Division Street, demolishing the roof structure and then the interior structure, continuing this path throughout demolition activities.








# DEPARTMENT OF PUBLIC HEALTH PRESENTATION




# 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
  - Site's proximity to residents
  - Underground storage tanks
  - Size of the structure(s) considered for demolition
  - Refrigerants
  - Smoke stack heights and locations, if applicable
  - Remaining material or equipment from previous operations
  - 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**.





# ENVIRONMENTALLY COMPLEX DEMOLITION DESIGNATION

## **Why is this considered an environmentally complex demolition?**

- Past use

## **What was its past use?**

- The property was previously home to a smelting facility (4528 W. Division Street).
- As part of the smelting process, heating is done in a forge that is fueled by propane, coal, charcoal, natural gas, coke, or oil.



# ENVIRONMENTAL AND HEALTH PROTECTIONS

The contractor is required to:

- Abate asbestos (will be completed prior to demolition)
- Remove/dispose of hazardous waste (completed)
  - **All process equipment was removed to ensure potentially impacted material does not remain during demolition.**
- Inspect for lead (completed)
- Recycle or reuse at least 50% of uncontaminated construction and demolition debris (to be completed during the demolition)





# DUST CONTROL MEASURES

- **All dust will be controlled.**
- Two air monitoring devices will report data at 15-minute intervals to ensure air quality is safe per EPA requirements.
- Exact air monitoring device locations will be adjusted along the perimeters to ensure continuous monitoring at a minimum of one upwind and one downwind location.
- When available, equipment and vehicles will use integrated dust suppressant systems in the area in which active demolition is taking place.
- Dust bosses and water cannons will be used.
- Perimeter walls will be up as long as possible to keep debris and dust enclosed.





# DUST CONTROL MEASURE EXAMPLES





# OVERSIGHT PLANS

- DOB and 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.**





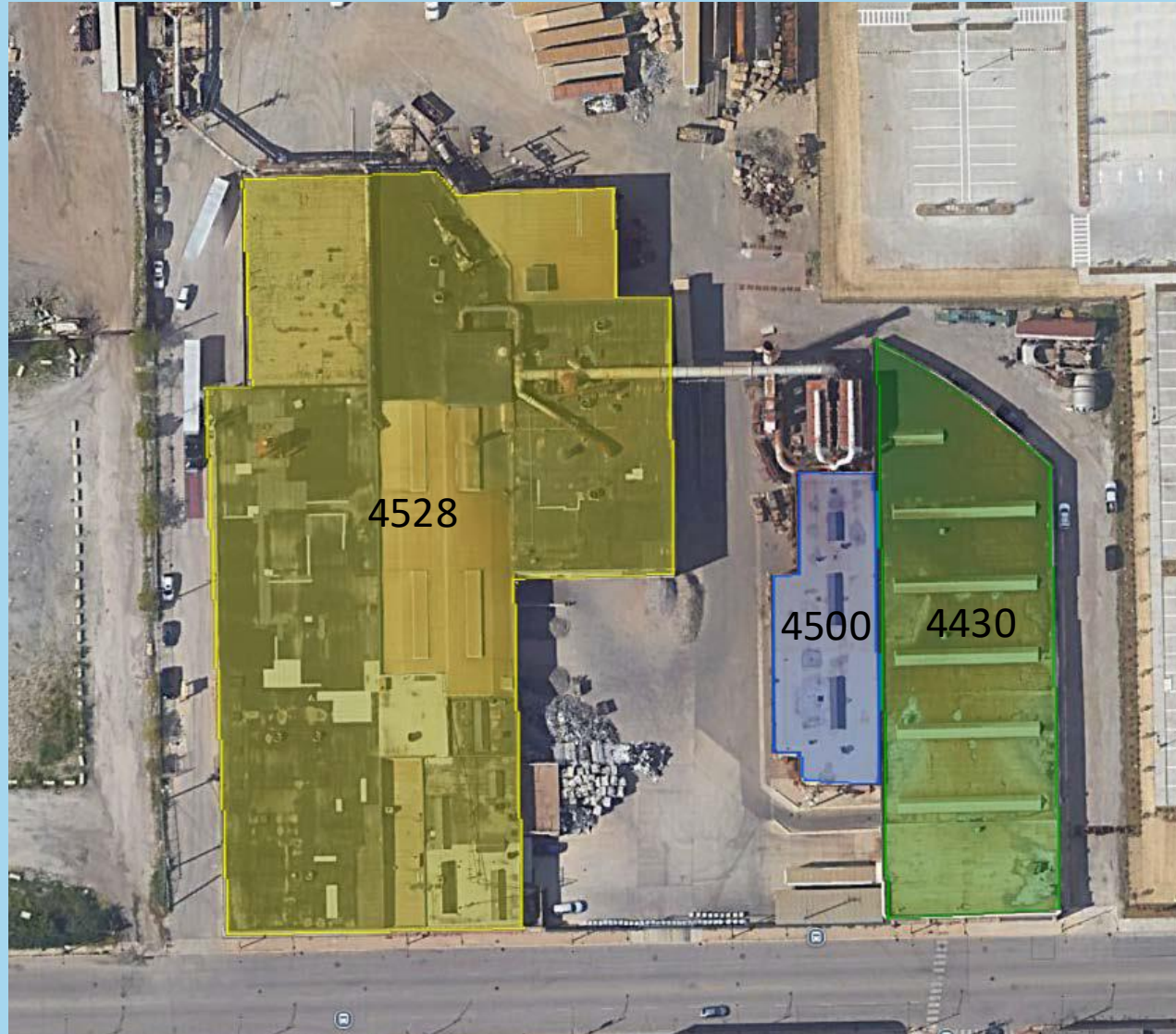
# CONTRACTOR PRESENTATION





# DEMOLITION PERMIT APPLICATION

## BUILDINGS – 4430, 4500 AND 4528 WEST DIVISION STREET





# OVERVIEW

## 4430 WEST DIVISION STREET

|             | Existing Conditions | Proposed Redevelopment |
|-------------|---------------------|------------------------|
| Square Feet | 30,000              | N/A                    |
| Year Built  | 1946                | -                      |





# OVERVIEW

## 4500 WEST DIVISION STREET

|             | Existing Conditions | Proposed Redevelopment |
|-------------|---------------------|------------------------|
| Square Feet | 9,075               | N/A                    |
| Year Built  | 1905                | -                      |





# OVERVIEW

## 4528 WEST DIVISION STREET

|             | Existing Conditions | Proposed Redevelopment |
|-------------|---------------------|------------------------|
| Square Feet | 96,121              | N/A                    |
| Year Built  | 1944 and 1977       | -                      |





# PRE-DEMOLITION ACTIVITIES – BRYAN BUILDERS

- The former operator of the site removed all chemicals, process equipment, furnaces, chimney stacks and raw materials. The buildings are currently empty shells.
- Hazardous Building Materials surveys were conducted to identify the scope of the abatement (removal) prior to demolition.
- Abatement has been performed to remove all known hazardous building materials throughout the buildings.
- Hazardous Building Materials surveys and abatement documentation was provided to the CDPH.



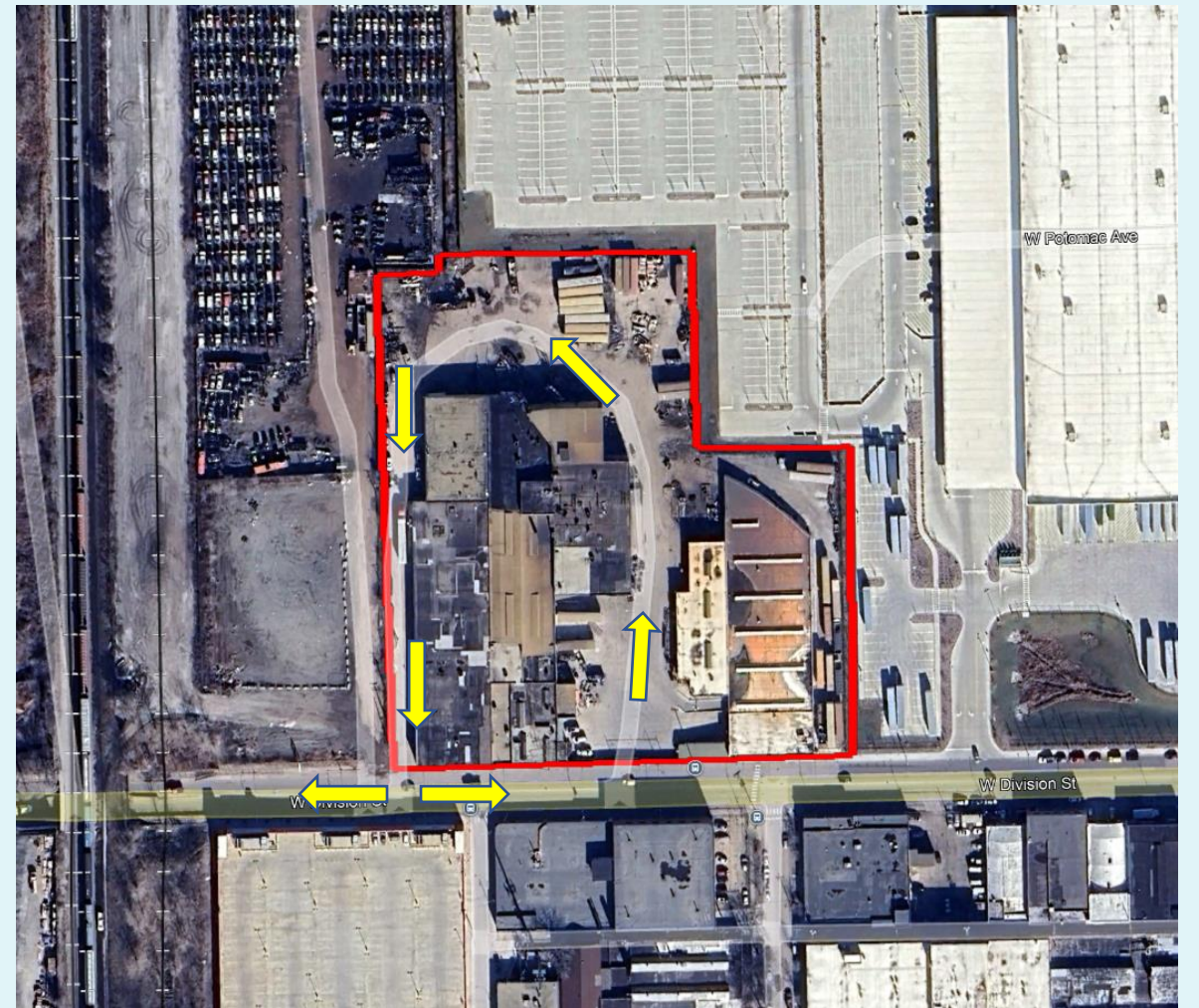
# DEMOLITION ACTIVITIES - BRYAN BUILDERS

- Controlled demolition of the existing structures via cutting, sawing, grinding, wrecking, smashing or mechanically breaking of building materials. This will be followed by an excavator with hydraulic attachments to remove and load the demolition debris onto trucks for off-site disposal/recycling.
- Process to take approximately 45 days to complete.
- The concrete foundations and paved areas will remain in place.
- No foundation or soils removal will be performed.
- Proactive dust suppression, using water spray, will be implemented to reduce the risk of dust migrating from the site during the demolition activities.
- Four air monitoring devices will be on-site and will report data at 15-minute intervals to ensure air quality is safe per EPA requirements. Air quality monitoring will occur according to CDPH requirements.
- **THIS PROJECT WILL NOT USE IMPLOSION METHOD.**



# DEMOLITION ACTIVITIES - BRYAN BUILDERS

- Demolition activities will occur M-F between 8am and 5pm.
- Demolition truck traffic in and out of the site will occur at the main entrance of the property.
- Roadways at the site and all vehicle access points will be adequately cleaned to prevent dust emission.
- A permit has been obtained to close the sidewalk on the north side of West Division during the demolition of the street facing section of the buildings. Demolition activities will begin at the back of the property and work towards the street.





# POST DEMOLITION

- The site will remain capped with asphalt and the concrete slab.
- No formal development plans have been prepared for future land use.
- The site will remain fenced to prevent unauthorized entry.
- A stormwater management plan will be in place.





# 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.**

