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CITY OF CHICAGO  
PUBLIC HEARING

DEMOLITION BY IMPLOSION  
PROPOSED RULES

Via Zoom Videoconference

Thursday, January 28, 2021  
6:03 p.m.

Reported by: Nick D. Bowen

1 MR. VAN SLYKE: Everyone, thank you so much  
2 for joining. We're going to go ahead and get  
3 started. Go to the next slide.

4 So thank you all. Right here are  
5 some directions for Zoom. You know, if you need  
6 interpretation, please click Interpretation, and  
7 you can select Spanish, and you'll be directed to  
8 the Spanish language room.

9 Next slide.

10 And with that, I'm going to turn it  
11 over to Mike Frisch from the Mayor's office who's  
12 going to walk us through the program this evening.

13 MR. FRISCH: Hi, everybody. Can everyone  
14 hear me? A thumbs up would be great.

15 Okay. Great. Thank you.

16 So my name is Mike Frisch. I work  
17 for -- here in the Mayor's office, and I'm just  
18 going to briefly give an agenda of what we're going  
19 to go over today and talk about how today's hearing  
20 will proceed.

21 So first what we'll do is I'll  
22 provide an overview of the events that led us here  
23 and a little bit about the process, the rulemaking  
24 process that we're going through today. I will

1 then turn it over to each -- to a representative of  
2 each of the departments that have proposed rules  
3 around demolition by implosion. And then there'll  
4 be an opportunity for you all -- for members of the  
5 public to provide comments and ask questions to us.

6                   So if we could go to the next slide.

7                   So first of all, I should say that,  
8 you know, we really are happy that you're here.  
9 We welcome your feedback and your input in this  
10 process. This is an unusually -- you know, unusual  
11 time. Obviously we'd prefer to be having this  
12 meeting in person and getting to meet each and  
13 every one of you and having a more open back-and-  
14 forth discourse about the rules. But unfortunately  
15 we're constrained by the current pandemic. But in  
16 any event, we're happy that you're here, and that  
17 we -- we really value your input.

18                   So the reason that these rules were  
19 initially proposed had to do the demolition of the  
20 smokestack over at the Hilco site in Little Village  
21 that was owned by Hilco Development Partners.

22                   Following that event, which led to  
23 a plume of dust, you know, in the air and led to  
24 significant community outcry, the City Council of

1 Chicago passed an ordinance that required further  
2 regulation by the City of Chicago on demolitions by  
3 implosions. So what the ordinance required is that  
4 it added a new chapter titled Multiagency  
5 Regulation of Implosions and a new section that  
6 provided for additional requirements for licenses  
7 to use explosives when demolishing existing  
8 buildings and structures.

9           So probably the most important thing  
10 that the ordinance did is that it required -- or it  
11 authorized different departments to propose rules  
12 that would specify in great detail how demolitions  
13 by implosions with the use of explosives and  
14 implosions would happen.

15           So pursuant to that new ordinance,  
16 we have now proposed and posted rules from the  
17 following departments: The Department of  
18 Buildings, the Department of Business Affairs and  
19 Consumer Protection, the Fire Commissioner -- the  
20 Chicago Fire Department, rather, the Department of  
21 Public Health, the Department of Transportation,  
22 the Department of Water Management, and the Office  
23 of Emergency Management and Communications.

24           These rules, as they were intended

1 to do, speak to each other and they work together  
2 to ensure that they're there's a multiagency, whole  
3 City approach to making sure that any demolitions  
4 by implosion that occur in the future are subject  
5 to a robust process of preapproval, community  
6 notice and engagement, and monitoring on the day  
7 before, during, and after. So it's a very, very  
8 robust process.

9           The rules were posted on the City of  
10 Chicago's website for rulemaking titled Rules  
11 Concerning Demolition by Implosion, and they are  
12 available for public comment until February 18th,  
13 2021. You -- we will send the link around if you  
14 don't have it already.

15           There's two ways to make a public  
16 comment on the rules. One is to go to the website  
17 and fill out a simple form where you can make a  
18 public comment. The other way is tonight to tell  
19 us orally at this meeting what you think, if you  
20 recommend any changes to the rules.

21           Once we receive all the public  
22 comments, each of the commissioners, we are all  
23 going to sit down and decide if the rules should  
24 change or not. And in any case, we will provide a

1 written response to each of the comments that we  
2 receive. That way, the public knows that we heard  
3 them and that we considered their input.

4 The final rules will take effect  
5 after the Corporation Counsel, the head lawyer for  
6 the City of Chicago, looks at them and posts them  
7 publicly.

8 So that's an overview of the rule-  
9 making process.

10 If we can go to the next slide.

11 I'll now turn it over to a series of  
12 representatives from each of the departments that  
13 promulgated rules. They're going to give an  
14 overview of the rules from their department. And  
15 by the end, you should have a pretty good sense of  
16 what the rules -- proposed rules say and how they  
17 work together.

18 So I'll first start with the  
19 Department of Buildings, and I believe we have  
20 Commissioner Matt Beaudet.

21 MR. BEAUDET: Thanks, Mike. And thank you,  
22 everybody. Please welcome tonight. I'm Matt  
23 Beaudet, the Building Commissioner. I was  
24 confirmed by the Council in October of 2020 of last

1 year. And I welcome the opportunity to strengthen  
2 our process here. I'm grateful to the Mayor and  
3 the City Council and to the community for giving us  
4 the opportunity to make our processes better for  
5 everybody.

6                   So for the Department of Buildings,  
7 what we are going to require under our rules is  
8 supplemental permit application for a demolition by  
9 implosion. That's going to require a signed report  
10 by a licensed architect or structural engineer  
11 detailing the composition of the building  
12 structure; for example, brick masonry, concrete  
13 masonry, steel, iron, timber. That helps to  
14 determine the best method of demolishing the  
15 building.

16                   Color photos detailing the ground  
17 impact to the area. That's important because this  
18 is going to have to hit the ground, and we need to  
19 know what the ground is.

20                   Detailed computer-generated  
21 simulation -- simulated color photos showing the  
22 disbursement area of materials and debris on and  
23 from the ground impact area.

24                   Aerial drone footage of the building

1 and structure, ground impact area, the entirety of  
2 the lot, and 1,000 feet in each direction from the  
3 property lot where the implosion will occur. That  
4 includes interior footage if it's a smokestack or a  
5 silo to see what's inside.

6 The name and 24/7 contact  
7 information of the demolition contractor and any  
8 subcontractors that are involved in the actual  
9 implosion.

10 The number of on-site personnel  
11 for the demolition contractor and subcontractors  
12 involved in the implosion and the roles, duties,  
13 and responsibilities of each.

14 Next slide, please.

15 And also a demolition by implosion  
16 permit from the Department of Buildings will not be  
17 issued unless DOB receives written notification  
18 from the Executive Director of the Office of  
19 Emergency Management and Communications, OEMC, that  
20 all permits, certificates, and approvals from all  
21 City departments involved in the regulation of a  
22 demolition by implosion have been duly issued.

23 The above City agencies, as Mike  
24 mentioned, include the Department of Business



1 Affairs and Consumer Protection, Fire, Public  
2 Health, Streets and Sanitation, Transportation,  
3 and Water Management.

4           The Department of Buildings also  
5 reserves the right to suspend or revoke a demolition  
6 permit by implosion for violation of the new  
7 Chapter 2-30, Multiagency Regulation of Implosions  
8 that Mike mentioned, and these and any rules  
9 promulgated under Chapter 2-30. So the rules we're  
10 discussing tonight and here and put on to those  
11 rules. And that would include noncompliance with  
12 any community notification requirement imposed by  
13 OEMC.

14           Finally, DOB inspectors will be part  
15 of the City's pre-implosion walkthrough, be at the  
16 implosion command center, and be part of any post  
17 inclusion -- sorry, post-implosion walkthroughs.  
18 Apologize.

19           Look forward to the comment and  
20 question segment.

21           And I'll turn this back to Mike.  
22 Thank you.

23           MR. FRISCH: Thank you, Commissioner. I  
24 appreciate that. Thanks for the overview of what

1 you propose and the Department of Buildings were  
2 all would be in implosions going forward.

3           The next -- next we'll hear from  
4 Deputy Commissioner Matthew Allee from the  
5 Department of Business Affairs and Consumer  
6 Protection.

7           MR. ALLEE: Thank you, Michael. Again,  
8 Matthew Allee with the Department of Business  
9 Affairs and Consumer Protection. I am the Deputy  
10 Commissioner for business licenses and permits.

11           BACP's role in this process is the  
12 issuance of an explosives business license for the  
13 business activity of demolition by implosion. The  
14 proposed rules would dictate that BACP can only  
15 issue such license if the following requirements  
16 are satisfied:

17           First, that BACP receives proof of  
18 compliance with the written notice requirement.  
19 This stipulates that the mailed notice needs to go  
20 to the local alderman, owners and occupants of all  
21 buildings located within a thousand feet of the  
22 property lines, a design lot where explosives will  
23 be used, these to include a description of the  
24 intended use of explosives, the date, time, and

1 location of the required public meeting, and  
2 provide an emergency contact.

3           Second, BACP needs to receive proof  
4 of compliance with the posted notice requirement.  
5 This needs to be in a location that is visible and  
6 legible from the public way. The signage needs to  
7 be at least four feet tall, eight feet wide with  
8 lettering at least six inches tall, and include a  
9 description, again, of the intended use of  
10 explosives, the date, time, and location of the  
11 required public meeting, and an emergency contact.  
12 Such signage needs to remain in place until the  
13 completion of the use of explosives.

14           Third, BACP needs to receive proof  
15 of compliance with the required public meeting.  
16 The public meeting needs to allow for attendees to  
17 have at least two hours to ask questions. The  
18 public meeting needs to be held no less than 30  
19 days and no more than 60 days after the submission  
20 of the license application with BACP. Needs to be  
21 held at a location within two miles of the  
22 demolition site in a space large enough to  
23 accommodate at least 50 attendees. And if the date  
24 and time of the meeting changes, then a new license

1 application would need to be submitted.

2           Lastly, BACP needs to receive  
3 written communication from -- or written  
4 notification from the Office of Emergency  
5 Management and Communications indicating that all  
6 requisite permits, certificates, and approvals have  
7 been issued for such demolition.

8           The rules would also provide BACP  
9 authority to revoke such business license for  
10 violation of any code provisions, these rules or  
11 other rules promulgated, including noncompliance  
12 with any community notification requirement.

13           And lastly, the rules require that  
14 any application materials or supporting documents  
15 received by BACP be submitted to OEMC in order to  
16 facilitate multi-department coordination and review.

17           I look forward to any questions and  
18 comments at the end. And, Michael, I turn it back  
19 over to you.

20           MR. FRISCH: Thank you, Matthew.

21           Next up we'll have an overview by  
22 Aaron DeCamp, general counsel of the Fire  
23 Department, who will give an overview of what the  
24 Fire Department's role would be under their

1 proposed rules in any future demolitions by  
2 implosion.

3 MR. DeCAMP: Thank you, Mike. I appreciate  
4 it.

5 Once again, my name is Aaron DeCamp.  
6 I'm the general counsel here at the Chicago Fire  
7 Department. I'm here speaking on behalf of the  
8 Fire Commissioner.

9 In order for any implosion rules to  
10 go -- permit to go forward, we require and propose  
11 that the Fire Commissioner approve a plan or permit  
12 which would include the following things:

13 The applicant's qualifications for  
14 and methods of implosion.

15 The application must include a fire  
16 prevention and evacuation plan.

17 The proposal must include a first  
18 aid and emergency services -- medical services  
19 plan.

20 It must also include a plan for  
21 proper disposal of hazardous materials consistent  
22 with the rules promulgated by the Commissioner of  
23 the Department of Public Health, which you'll see  
24 later.

1                   Similarly, a dust mitigation plan  
2 consistent with the rules promulgated by the  
3 Department of Public Health.

4                   Confirmation that a demolition  
5 company must use privately owned water tank truck  
6 vehicles to properly soak and saturate the affected  
7 areas.

8                   And a plan to monitor wind speed and  
9 air quality before, during, and after the implosion.

10                  Lastly, a fire response team will be  
11 standing by for any implosion, and the cost of that  
12 standby will be borne by the applicant.

13                  I look forward to addressing any  
14 questions or comments you may have after this.  
15 Thank you.

16                  MR. FRISCH: Okay. Thanks very much, Aaron.

17                  Next we're going to have Assistant  
18 Commissioner David Graham from the Department of  
19 Public Health to give an overview of what CDPH's --  
20 or Department of Public Health's role would be  
21 under their proposed rules for demolition by  
22 implosion.

23                  MR. GRAHAM: Thank you, Michael. And good  
24 evening.

1           So the proposed plans we've put --  
2 or rules we've put together are intended to make  
3 sure that prior to any implosion that all the  
4 necessary information and planning is in place.

5           One of the things that we will  
6 require is that there is an evaluation of the soil  
7 that is on the property and could be kicked up by  
8 any falling building or structure. Ahead of time,  
9 we want to make sure also that during -- prior to  
10 an implosion, all materials, such as lead,  
11 asbestos, and universal waste, we have confirmation  
12 that it's all been removed prior to moving forward.

13           Also as part of the planning, an air  
14 dispersion model will -- is required so that we can  
15 place air monitors around the site and a dust plan  
16 to help generate a -- or create a dust plan to  
17 handle potential issues and a site cleanup plan if  
18 required.

19           All of this information must be  
20 provided to us and approved within a very detailed  
21 dust mitigation plan.

22           Surface soil sampling -- surface  
23 soil sampling prior to the implosion, that falls  
24 into the first bullet point of environmental site

1 assessment, what was there and what is present.

2 Also we are looking at a noise and  
3 vibration assessment that occur -- that could occur  
4 during the time of an implosion.

5 Also, there is going to be a  
6 requirement in real-time weather monitoring and  
7 also air monitoring for particulate matter that  
8 could be leaving the site.

9 As part of all this planning as  
10 well, we will also require a contractor to provide  
11 adequate information that -- for when the privately  
12 owned water trucks come to the site and water down  
13 the site that it's -- it is enough so that we will  
14 not have dust that would migrate if a structure  
15 were to fall onto it. And ahead of time, we want  
16 to have a contingency plan if there is an issue  
17 with that, that quickly controlling dust and  
18 including mitigation and sampling procedures.

19 And lastly, we will -- we will also  
20 request the plan ahead of time so that if there is  
21 any dust or debris, we want to make sure that the  
22 local community has cleanup done for them.

23 Look forward to your questions.

24 Back to you, Mike.



1 MR. FRISCH: Thanks very much for that  
2 overview of the proposed rules from CDPH.

3 So next we will hear from the  
4 Department of Transportation, Deputy Commissioner  
5 Mike Simon.

6 MR. SIMON: Thank you, Michael.

7 My name is Mike Simon. I'm the  
8 Deputy Commissioner for the Division of  
9 Infrastructure Management for the Chicago  
10 Department of Transportation.

11 We manage the public right of way  
12 from permitting to inspection to underground  
13 coordination.

14 So the first step that has to take  
15 place is that the applicant needs to go through the  
16 information retrieval process in the Office of  
17 Underground Coordination. That submittal is a  
18 30-day submittal where all the 29 members of the  
19 Office of Underground Coordination provides  
20 feedback on what the infrastructure is or what the  
21 impacts in the impacted area. Then after that  
22 point, once the information is gathered, the  
23 applicant is to provide us -- to start in the  
24 design phase. Once they get done with the design

1 phase, they resubmit for existing facilities'  
2 protection and a deep excavation review.

3 So after that takes place and the  
4 members approve or identify that the infrastructure  
5 is not impacted by the demo -- by the implosion,  
6 they will move to the next phase of issuance.

7 So once that's -- once all those  
8 coordination efforts are completed, then we go into  
9 the -- which is the next slide, the management --  
10 the maintenance of traffic plan. So the  
11 maintenance of -- the MOT submittal must be  
12 provided 30 days prior to the implosion identifying  
13 the placement of traffic control devices and the  
14 rerouting of traffic. That should be used -- the  
15 Chicago Police Department utilizes the traffic plan  
16 in order to make sure that the areas of -- the  
17 impacted areas are closed off to any traffic as  
18 well as what we start -- at that point we notify  
19 the Chicago Department -- or the Chicago Transit  
20 Authority to make sure that all buses are  
21 appropriately rerouted for that timeframe. And  
22 then we also work with other agencies if there is  
23 an impact, such as the state of Illinois if there's  
24 an impact to the highway system for the state or

1 the county highway system. If there's any waterway  
2 impacts, our Division of Engineering will review  
3 those impacts. And we -- once we receive the --  
4 those type of approvals from those agencies, we  
5 move forward to the necessary permits for the right  
6 of way.

7 And then we also have other permits  
8 necessary -- if it's necessary, is the overweight,  
9 oversize truck permits, and that's with anything  
10 over 80,000 pounds they'll have to obtain oversize,  
11 overweight permits with the Department of  
12 Transportation as well.

13 Thank you.

14 MR. FRISCH: Thanks very much, Mike.

15 Now on to the Department of Water  
16 Management. And we're going to hear from -- I want  
17 to get your title right -- Deputy Commissioner  
18 Bulent Agar.

19 MR. AGAR: Yes. Thank you. Good evening.  
20 This is Bulent Agar, Deputy Commissioner of Water  
21 Management, Engineering Section, representing  
22 Department of Water Management tonight.

23 I'd like to go through some of the  
24 requirements that we have for proposing -- starting

1 with the review and approval of the comprehensive  
2 plan.

3 All demolition by implosion plans,  
4 regardless of being on private or public property,  
5 must be submitted to our department for review,  
6 analysis, and approval.

7 And, again, all applications for  
8 demolition by implosion projects should be  
9 submitted to the OUC, just as Mike Simon mentioned,  
10 for existing facility protection and review because  
11 we'd like to take a look at the project as a whole  
12 and make sure that we collect comments back to the  
13 applicant.

14 And going to the protection of  
15 facilities -- water facility prerequisites, we  
16 are requiring before and after demolition water  
17 facility leak service to be completed by the  
18 department at the owner's sole cost and expense,  
19 and the owner shall be responsible at their cost  
20 and expense for all leaks and breaks that happen  
21 in connection to the demolition by implosion.

22 The owners will also be responsible  
23 for all costs and expenses for the termination of  
24 services at all water mains that happen because of

1 the demolition by implosion prior to or after such  
2 demolition.

3 The department is also requiring  
4 monitoring, including vibration monitoring, of  
5 the proposed demolition by implosion site and  
6 surrounding adjacent areas that is located within a  
7 600-foot radius of any water facility as determined  
8 through the OUC review.

9 Next slide.

10 Continue with sewers. Sewers within  
11 one block of the proposed demolition by implosion  
12 site or anticipated plume must (a) be televised for  
13 conditions before and after implosion. The owner,  
14 at their sole cost and expense, shall be  
15 responsible for any damage to any City  
16 infrastructure attributed to blasting operations.  
17 And (b) have perforated lids covered with filter  
18 fabric to prevent dust and debris from entering the  
19 City's sewer system.

20 Before any demolition by implosion  
21 operations are undertaken, the owner shall be  
22 responsible to cap and -- or plug and cover with  
23 mortar or concrete all on-site private drains at  
24 the right of way line or, if applicable, at private

1 sewer mains. The terminated sewer drains must be  
2 inspected by the department prior to back-fill in  
3 accordance with the sewer seal permit.

4 The owner shall provide and  
5 implement a plan for monitoring and recording  
6 ground vibration using seismic and other types of  
7 monitoring equipment.

8 This is all for Department of Water  
9 Management. Mike, back to you.

10 MR. FRISCH: Thanks very much, Deputy  
11 Commissioner.

12 You heard a lot from the various  
13 technical departments, and you might wonder whose  
14 job it is to coordinate all this. So, last, but  
15 not least, from the Office of Emergency Management  
16 and Communications, manager of Emergency Management  
17 Services, Chris Pettineo.

18 MR. PETTINEO: Hello. Can everybody hear me?  
19 Very good.

20 So the Office of Emergency  
21 Management and Communications, OEMC, we are going  
22 to be the coordinating entity to review and approve  
23 a comprehensive plan. So OEMC will convene a  
24 meeting between the applicant and all relevant City

1 departments and sister agencies to review the  
2 applicant's plan. Essentially we call this a City  
3 services meeting.

4 Departments will provide written  
5 approval of the plan to OEMC -- hello. I'll  
6 continue. Departments will provide written  
7 approval of the plan to OEMC within 30 days of the  
8 meeting.

9 MR. FRISCH: Sounds like we may be having a  
10 technical issue.

11 MR. PETTINEO: Mike, can you hear me?

12 MR. FRISCH: I can hear you. It sounds like  
13 the interpreter --

14 THE INTERPRETER: Can you hear me?

15 MR. FRISCH: Let's just pause for one moment  
16 while we sort this out.

17 (Brief pause.)

18 MR. FRISCH: Are we all set, Haleigh?

19 MS. HOSKINS: We should be, yes.

20 MR. FRISCH: Okay. Great. Thanks.

21 MR. PETTINEO: Okay. This is Chris, sorry,  
22 manager of Emergency Management Services, Office of  
23 Emergency Management and Communications. I'll just  
24 finish up with the last sentence under the review

1 and approval of the comprehensive plan.

2           Essentially all of the departments  
3 that are involved, those on this call and otherwise,  
4 will provide written approval of the plan to OEMC  
5 within 30 days of the meeting.

6           Also, we will designate and operate  
7 an incident command post. So the OEMC will  
8 coordinate the incident command post on the date  
9 explosives will be used, which shall have  
10 representatives at a minimum from the OEMC, Chicago  
11 Fire Department, Chicago Police Department, and any  
12 other relevant departments.

13           When it comes to coordination and  
14 transparency, we will -- under community  
15 notifications, the applicant shall provide  
16 additional written notification of the date, time,  
17 and location of the demolition to the alderman of  
18 the ward in which the implosion is to occur and to  
19 residents in the implosion's vicinity.

20           I look forward to any questions at  
21 the end of this session. Thank you.

22           MR. FRISCH: Thanks very much.

23           J.D., is this the time when I kick  
24 it over to you?



1 MR. VAN SLYKE: Yes. Thanks so much, Mike.

2 We're now going to begin the verbal  
3 public comment portion of tonight's program. But  
4 remember that you can submit public comment on the  
5 website until February 18th. We'll drop the  
6 website in the chat one more time. We are not  
7 going to be responding to comments tonight, but we  
8 are going to be taking notes and providing written  
9 responses at a later date. But we will try to  
10 answer any questions to the best of our ability.

11 Folks are going to have two minutes  
12 to speak, and I'll give a 30-second wrap-it-up  
13 warning, after which we'll move on to the next  
14 speaker.

15 We're going to start by folks that  
16 indicated that they wanted to participate in public  
17 comment on that registration, but if you are  
18 interested in speaking, you can raise your hand or,  
19 if you're on the phone, you can send an email to  
20 [communityengagement@cityofchicago.org](mailto:communityengagement@cityofchicago.org). Just be  
21 sure to include your phone number in that so we  
22 know who to unmute and promote to presenter.

23 So with that --

24 MR. FRISCH: One more request. I'm sorry.

1 If you could indicate which rule you intend to  
2 offer a comment about before you speak, that would  
3 be very helpful. Or if you want to make a general  
4 comment about all the rules, that's fine too. Just  
5 let us know what you're trying to do. Thanks.

6 Sorry, J.D.

7 MR. VAN SLYKE: No. That's great. Thanks,  
8 Mike.

9 Okay. With that, let's go ahead and  
10 get started.

11 Do we have Gloria Talamantes?

12 Haleigh, do you see if Gloria's on?

13 MS. HOSKINS: Gloria, I do not see that she's  
14 on.

15 MR. VAN SLYKE: Okay. Next we'll hear from  
16 Monique Jackson. Monique.

17 MS. HOSKINS: I do not see that Monique is on.

18 MR. VAN SLYKE: Okay. Next I have Mike  
19 Hartnett. Is Mike on?

20 MS. HOSKINS: I do not see that Mike is on.

21 MR. VAN SLYKE: Okay. Next I have Damon  
22 Watson.

23 MS. HOSKINS: Damon's on.

24 Damon, you should be free to speak.

1 MR. VAN SLYKE: Damon, are you there?

2 (No response.)

3 Okay. We'll do another call.

4 Do we have Tom Tresser?

5 MS. HOSKINS: Tom is not on.

6 MR. VAN SLYKE: Okay. Do we have Leonard  
7 McGee?

8 MS. HOSKINS: Leonard is not on.

9 MR. VAN SLYKE: Do we have Edith Tovar?

10 MS. HOSKINS: Edith is on.

11 MR. VAN SLYKE: Go ahead, Edith.

12 MS. TOVAR: Hello, everyone. Can folks hear  
13 me?

14 MR. VAN SLYKE: Yes. Thanks.

15 MS. TOVAR: Perfect.

16 Good evening. As stated, my name  
17 is Edith Tovar. I am a lifelong resident of the  
18 Little Village community. And for transparency  
19 purposes, I also work with the Little Village  
20 Environmental Justice Organization.

21 I'm really glad that the City is  
22 taking these extra steps and precautions to make  
23 sure that residents of not only in Little Village  
24 but the City of Chicago as a whole are notified in

1 a timely manner about a demolition by implosion.  
2 I know that in the previous meeting they said that  
3 this type of method is not regularly used, but  
4 folks -- you know, it is important for folks to  
5 know what is happening in their community. But the  
6 reality is that these steps in our case are too  
7 little too late.

8           The lack of oversight regarding the  
9 demolition of Crawford, if I'm not mistaken, the  
10 first coal plant to be redeveloped within city  
11 boundaries, our concerns were dismissed. When we  
12 asked for air monitors, we were told that the law  
13 did not require Hilco nor the City to install, but  
14 to close our windows if we saw dust.

15           A resident and construction worker  
16 fell to his death on -- at the site. We did not  
17 get any real answers, and no investigation report  
18 was ever shared with community residents.

19           We demanded an emergency protocol  
20 from Hilco to be shared with residents, and, again,  
21 nothing was shared with us.

22           What we have been receiving from  
23 Hilco are flyers greenwashing the Exchange 55  
24 development and promise of hundreds of jobs, but no

1 real information about what is happening on the  
2 site. They set up a website --

3 MR. VAN SLYKE: 30 seconds, Edith.

4 MS. TOVAR: Thank you.

5 We -- they set up a website, but,  
6 remember, not everyone has the means to have  
7 Internet at home. A recommendation that I'm  
8 thinking of is to add information through a  
9 public repository like in local libraries.

10 I'll end my comment by stating that  
11 Little Village residents are traumatized by the  
12 Hilco botched implosion. I attended a virtual  
13 meeting by the Cook County Department of  
14 Corrections last week as they are planning to  
15 demolish two buildings this summer, and residents  
16 on the call kept asking if it was going to be by  
17 implosion. I'll say that Hilco has definitely left  
18 a scar in our community.

19 Thank you.

20 MR. VAN SLYKE: Thank you, Edith.

21 Next up we have Pablo Granados.

22 Pablo, are you on?

23 MS. HOSKINS: Pablo is not on.

24 MR. VAN SLYKE: Okay. It looks like perhaps

1 we have one attendee that's raised their hand.

2 MS. HOSKINS: We have Kimberly Wasserman who  
3 was on the list.

4 MR. VAN SLYKE: Go ahead, Kimberly.

5 MS. WASSERMAN: Hi. Can you all hear me?

6 MR. VAN SLYKE: We can. Thanks.

7 MS. WASSERMAN: Perfect. And I apologize.  
8 You will hear sizzling in the background as I am  
9 making dinner.

10 Thank you for the opportunity today  
11 to speak, and thank you for this presentation.

12 To Edith's point, I just really  
13 would like to reiterate that I think it says a  
14 lot on behalf of City departments to host a  
15 presentation and ask for the trust of our community  
16 members when nobody has apologized yet about what  
17 has happened and why the City needs to take these  
18 steps. We understand the reasoning, but the simple  
19 fact that not a single Commissioner or a City  
20 department person has once said, We're sorry that  
21 this happened to your neighborhood. I think it's  
22 very telling.

23 And so I just would encourage folks  
24 that part of accountability is to acknowledge the

1 crime that has been done. And so I really  
2 encourage the City to think about how to simply  
3 apologize to the community of Little Village and  
4 beyond around what happened.

5 To that point, as to the question of  
6 trust, I wonder in particular if somebody could  
7 speak to how we can actually trust that the City,  
8 particularly the Chicago Department of Public  
9 Health, is actually going to use the correct  
10 science and the correct technology in executing  
11 these procedures. As Dave Graham himself stated,  
12 they weren't prepared for this, and, in fact, they  
13 used the wrong equipment, they used the wrong type  
14 of sampling. Actually they did sampling  
15 incorrectly. So I would like to know how it is  
16 that we can trust that the City will do this  
17 properly.

18 And secondly, soil sampling has  
19 still not happened in the public way after the  
20 implosion. And so how are you all thinking, if at  
21 all, about testing the current soil after the  
22 implosion in April given that that's not -- has not  
23 been part of your conversation as of yet?

24 Thank you very much.

1 MR. VAN SLYKE: Thank you.

2 You know what? Do we have answers  
3 to any of the questions that have been posed?

4 MR. FRISCH: You know, I don't -- thank you  
5 very much for your comments, Kimberly.

6 The speakers on this call -- at  
7 least I'll speak for myself. You know, I'm really  
8 not an expert in what happened at the Hilco site.  
9 My role has been formulating, you know, policy for  
10 the next demolition by implosion whenever it should  
11 happen, and that's really what we're here today to  
12 discuss, the rules that we promulgated.

13 So, you know, I think most of your  
14 questions, if not all of your questions pertained  
15 specifically to the Hilco implosion, and, you know,  
16 unfortunately, I don't have any of those answers.  
17 But, again, we're happy to answer questions about  
18 the rules that we proposed and certainly to  
19 entertain questions or comments about the rules  
20 that we proposed. You know, what happened at the  
21 Hilco site, what we're doing today is broader,  
22 talking about setting forth a process, you know,  
23 going forward.

24 Are there any other public speakers,



1 J.D.?

2 MR. VAN SLYKE: Yes. Next up we have  
3 Caroline Wooten.

4 Go ahead, Caroline.

5 MS. WOOTEN: Can you hear me?

6 MR. VAN SLYKE: We can. Go ahead.

7 MS. WOOTEN: My name is Caroline. I'm the  
8 organizing director for the Illinois Sierra Club.  
9 We're here just to reecho what Edith and Kim said.

10 Mr. Frisch, I heard you saying  
11 you're not an expert in what happened at the Hilco  
12 site and that it's about moving forward, but I feel  
13 like what happened at the Hilco site, everything  
14 went wrong, and we need to learn about all the  
15 things that went wrong there in order to formulate  
16 the correct rules.

17 We'd like to state that I agree with  
18 what Edith said about making sure that information  
19 is available in public libraries, making sure the  
20 alderperson is obliged to communicate out about  
21 what is being planned. Also making sure that  
22 the -- you know, the company has to update the  
23 website and that they're fined if they don't update  
24 the website.

1                   So just really here to echo  
2 everything folks from Little Village are saying and  
3 say that we need to look at everything that went  
4 wrong with Hilco and build this off of everything  
5 that went wrong, and then go even further because  
6 it was really, really unacceptable.

7                   Thank you.

8           MR. VAN SLYKE: Thank you. Next we'll hear  
9 from Drake Fitzsimmons.

10          MR. FITZSIMMONS: Hello. Can you hear me?

11          MR. VAN SLYKE: We can. Go ahead.

12          MR. FITZSIMMONS: Hi. My name's Drake  
13 Fitzsimmons. I'm a resident of Chicago. And just  
14 listening in, I have a couple of questions.

15                   So the Fire Department talked about  
16 monitoring wind speed and air quality during an  
17 implosion. And the Chicago -- CDH -- CDPH talked  
18 about monitoring of weather and air quality,  
19 particularly particulate matter.

20                   I wanted to know -- I mean,  
21 monitoring is all good. But are there thresholds  
22 for when to stop an implosion or when to alert the  
23 community of problems? Because if it's just  
24 monitoring, that's not really going to help anybody

1 if there isn't action taken with those monitors.

2           And then my other question is for  
3 the Department of Buildings. They talked about a  
4 detailed computer-generated simulated color photos  
5 of dispersion. I wanted to know if there is  
6 particular air modeling software that's going to be  
7 used, or is it up to the discretion of the folks  
8 that are doing the implosion? Because I just want  
9 to know particularly what you guys are envisioning  
10 for that, for those color photos of dispersions,  
11 and in particular that they're scientific and  
12 accurate and can be audited.

13           So those are my questions to you.

14           MR. FRISCH: Thank you for those questions,  
15 Mr. Fitzsimmons. And I think there are folks on  
16 this call who should be able to hopefully provide  
17 answers to those.

18           One of your questions was will -- I  
19 think it involved whether somebody on site has the  
20 authority to stop a demolition if wind speed or  
21 environmental conditions are inappropriate. And  
22 the answer -- the clear answer to that is yes.  
23 OEMC has the authority on the day of the planned  
24 demolition to stop it for any reason whatsoever.

1           But I think the specific questions  
2 about wind speed and air quality should best be  
3 answered by CDPH and the Fire Department.

4           MR. GRAHAM: This is Dave Graham with CDPH.

5           As we're going through the rules,  
6 there's a little bit of overlap on what people are  
7 doing. And so, you know, as far as vibration  
8 analysis with buildings, dust modeling, since we  
9 originally put together these rules, we're looking  
10 at other ways to evaluate potential dust  
11 dispersion. So there are engineers, specialists  
12 who -- that we've seen examples of how the modeling  
13 works. So there are models available that take  
14 into account the weight of a building or the weight  
15 of a smokestack. They can model and determine how  
16 they think structurally a stack may snap before it  
17 hits the ground. There are ways to evaluate once  
18 it hits the ground, depending on what the moisture  
19 content of the soil is, what the expected plume  
20 would be.

21           So based on what, unfortunately,  
22 happened, I think there are numerous ways that we  
23 can better look at what we could -- what to expect  
24 and how to mitigate those -- how to mitigate those

1 issues. And if you look at what we've put together  
2 and -- with the other departments, the intent is  
3 that we're -- we are going to make sure that  
4 everything that we're asking for is in place and  
5 has been evaluated and shared with the -- shared  
6 with folks before things move forward.

7 Thank you.

8 MR. VAN SLYKE: At this point it doesn't look  
9 like anybody -- oh, was there another answer?

10 MR. DeCAMP: Yeah. This is Aaron DeCamp from  
11 the Fire Department. I just want to quickly  
12 address the question that was addressed to us.

13 These are things -- it's an  
14 excellent question. Under the rules, just to be  
15 more specific, the plan -- in order for the Fire  
16 Commissioner to approve the permit, the plan must  
17 have a baseline that wind speeds over a certain  
18 amount would delay the demolition by implosion.  
19 Obviously each implosion's going to be unique and  
20 different. And, obviously, that's going to be  
21 something that the Fire Department's going to work  
22 with its sister departments to make sure what the  
23 appropriate level of wind speed is, and only at  
24 that point would we approve the permit. So that is

1 directly addressed in the proposed rules.

2 MR. FRISCH: Go ahead, Chris.

3 MR. PETTINEO: Yes. I just want to reiterate  
4 what the other two departments mentioned, that the  
5 purpose of the incident command post is to have  
6 face-to-face communication in real-time with all  
7 relevant entities. It's what we call unified  
8 command so that anybody in the room has a voice,  
9 and if there are any issues, they are brought up  
10 then and there so that they can be mitigated.

11 Thank you.

12 MR. VAN SLYKE: Great. At this point we  
13 don't have anything on the Community Engagement  
14 inbox. I don't see anybody with their hands up.  
15 We'll do one last call. If you'd like to speak,  
16 please raise your hand on the Zoom using the icon  
17 at the bottom of the screen.

18 MR. FRISCH: I'll just add that, you know,  
19 the rules that we proposed and posted on the public  
20 website, you know, they can be dense and technical,  
21 so luckily, you know, there's still plenty of time  
22 for folks to take a close look and think about each  
23 rule individually and how they fit together. Those  
24 on this call and the City departments spent a lot

1 of time thinking about how can we best -- how we  
2 make this process best in class, how can we be sure  
3 we don't miss anything, how can we make sure that,  
4 you know, we're doing it right on a going forward  
5 basis, you know, should there be another demolition  
6 by implosion in the near -- in the future.

7                   So take your time. As we said  
8 earlier, the public comment period remains open,  
9 and we look forward to any feedback you have. We  
10 want to get these rules right.

11           MR. VAN SLYKE: Thank you, everyone.

12           MS. HOSKINS: Interpreters, you may exit the  
13 meeting. Thanks so much.

14                                   (The proceedings adjourned at  
15                                   6:48 p.m.)

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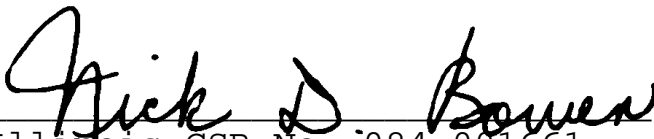
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REPORTER'S CERTIFICATE

I, Nick D. Bowen, do hereby certify that I reported in shorthand the proceedings of said hearing as appears from my stenographic notes so taken and transcribed under my direction.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office at Chicago, Illinois, this 8th day of February 2021.

  
\_\_\_\_\_  
Illinois CSR No. 084-001661



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