# DAMEN SILOS DEMOLITION COMMUNITY BRIEFING

June 27, 2025

# 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 five buildings
- 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 proximity to the Chicago River and the size of the property.**
- The structures to be demolished include three buildings and two silos.

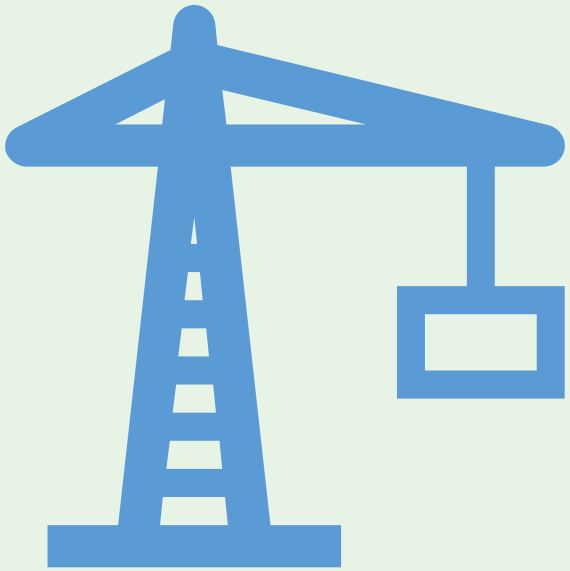
# DEPARTMENT OF BUILDINGS PRESENTATION

# FORMER SITE USE AND OCCUPANTS

- The Damen Silos have been around for at least 100 years, used to service grain when those activities happened. The State took over the site around 1920s.
- In its Bid for Invitation, the State of Illinois stated that the Damen Silos were "unsalvable" and of "no positive value." The State did not perform any preventative maintenance or repair work on the silos for decades.
- The property owner must work with the Army Corps of Engineers and the State Historical Preservation Office based on its Memorandum of Agreement for historical preservation.
- The Silos have been out of operation since the 1970s.

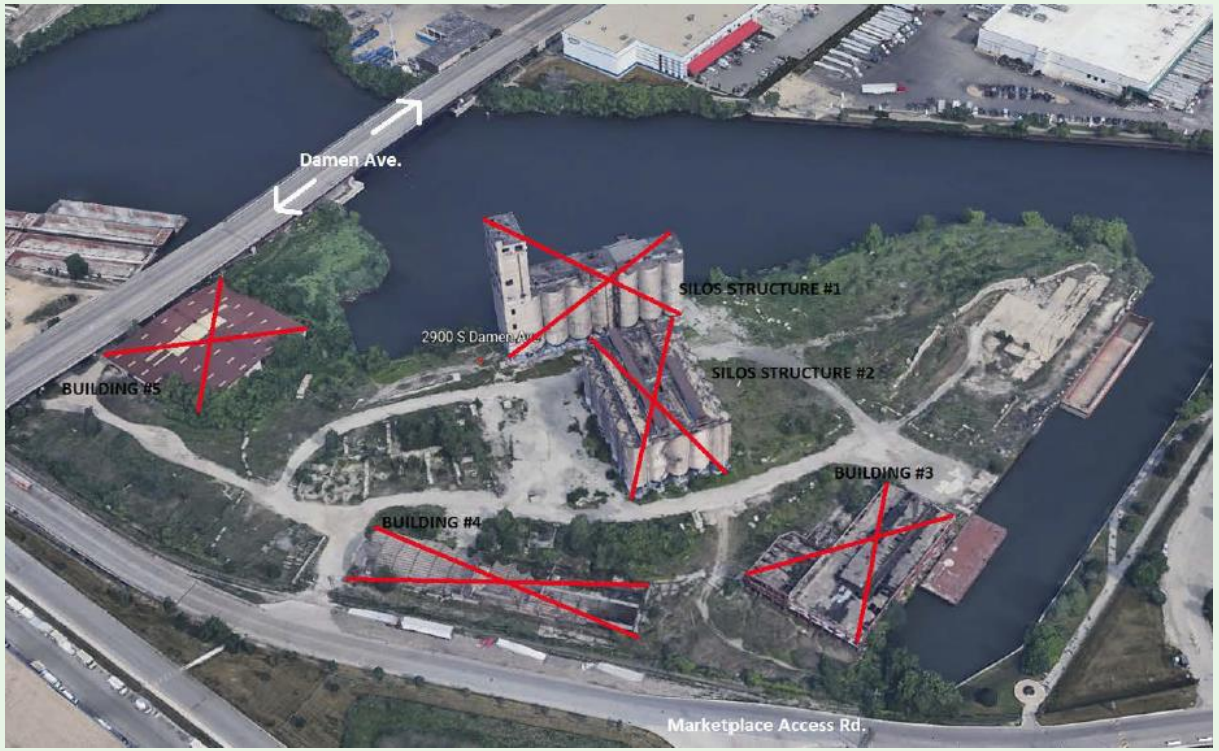
# DAMEN SILOS DEMOLITION

- **SITE ADDRESSES:**
  - 2900 South Damen Avenue
- **PROPERTY OWNER:**
  - MAT Limited Partnership
- **DEMOLITION CONTRACTOR:**
  - Heneghan Wrecking Company
- **DEMOLITION TIMEFRAME:**
  - Approximately six months (weather dependent)



# DEMOLITION BUILDINGS/STRUCTURES

- There are **five** structures undergoing demolition:
  - Two Ten-Story Concrete Bundled-Silos (Buildings One and Two)
  - Two-Story Masonry Building (Building Three)
  - One-Story Pre-Engineered Metal Structure (Building Four)
  - One-Story Pre-Engineered Metal Building (Building Five)



# DEMOLITION REQUIREMENTS

DOB required the contractor to submit:

- Structural Condition Report which details the current structural integrity of the building*
- Safety and Operation Plan that details compliance with describing how the project how the project will comply with applicable requirements of Chapter 33 of the Chicago Building Code.*
- 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)*

# Current Status of the Silos Building One

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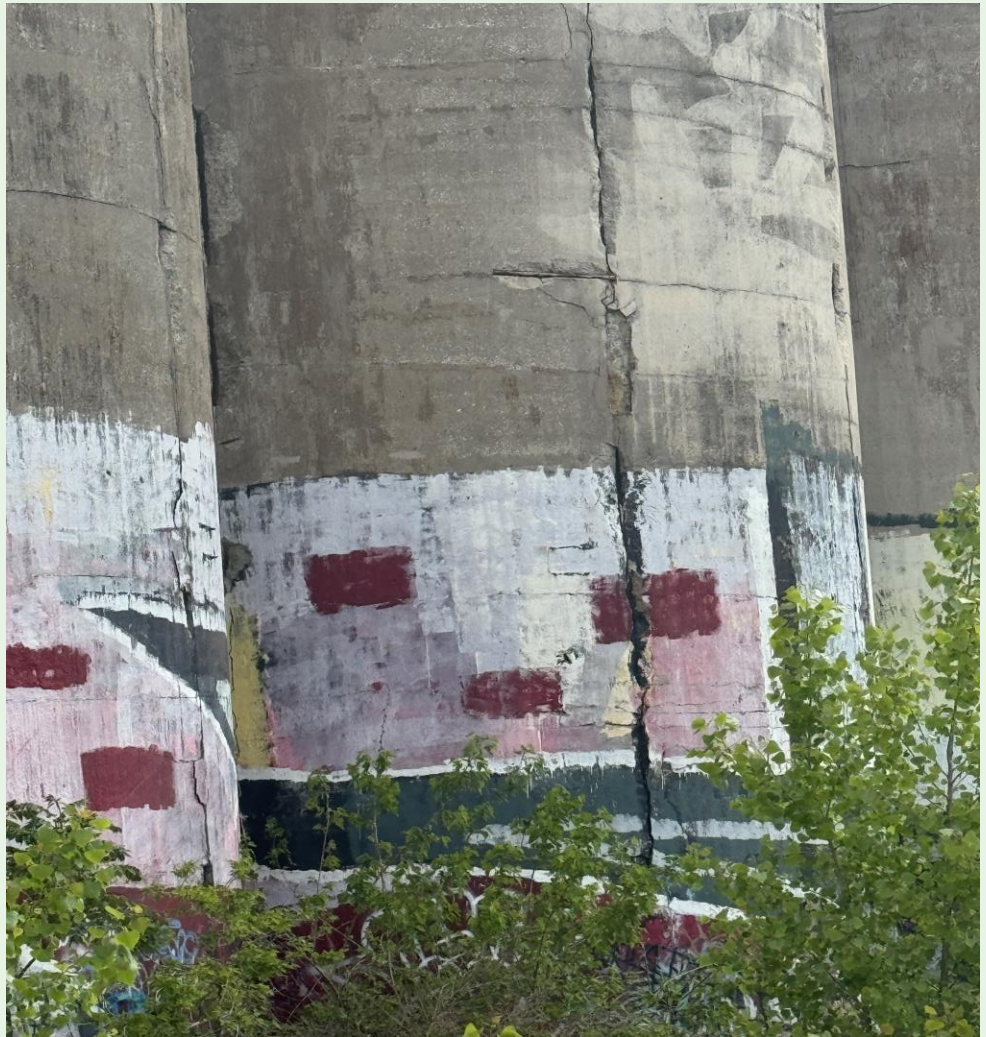
# Current Status of the Silos Buildings Two

# Current Status of the Silos Building Two



# Current Status of the Masonry Building Three

# Current Status of the Corrugated Metal Buildings Four and Five

Shell of corrugated metal structure

Other corrugated metal structure

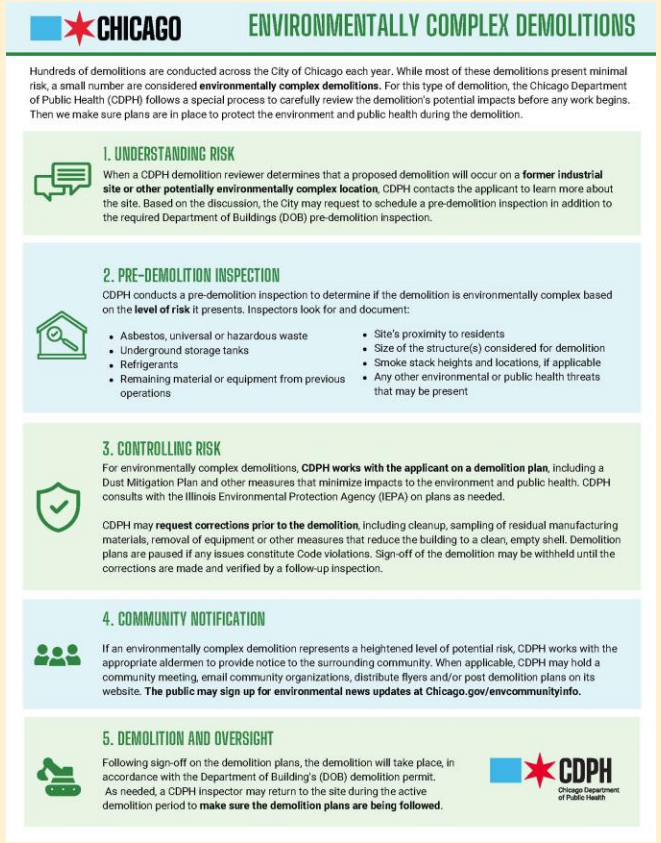
# TECHNIQUE & PROCESS OF DEMOLITION

- Buildings one and two silo tower structures are cast in place concrete forming the grain silos, these structures will be demolished using heavy equipment including cranes with high reach excavators. Barges will be placed along the north and east elevations adjacent to the structures to serve as a catch deck to protect the waterways from debris.
- Building three is a two-story masonry buildings, will be demolished using excavators with grapples and buckets.
- Buildings four and fire are pre-engineered metal buildings, will be demolished using excavators with grapples and buckets.
- **This is <u>not</u> a demolition by implosion (no explosives will be used).**

# 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.



CHICAGO 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/envcommunityinfo.**

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.**

CDPH Chicago Department of Public Health

# ENVIRONMENTALLY COMPLEX DEMOLITION DESIGNATION

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

- Proximity to the waterway
- Size of the property

# ENVIRONMENTAL AND HEALTH PROTECTIONS

The contractor is required to:

- Abate asbestos (completed)
- Remove/dispose of hazardous waste (completed)
- Inspect for lead (completed)
- Recycle or reuse at least 50% of uncontaminated construction and demolition debris (to be completed during the demolition)

# AIR MONITORING PLAN

- Four (4) portable air monitoring stations will be used for the real-time air monitoring system.
- During demolition activities, each station will calculate 15-minute block averages.
- The plan involves air monitoring of existing conditions, conditions during demolition, and post-demolition conditions until pre-demolition PM10 levels are recorded.
- There are Alert and Action Levels for both PM10 measurements and visible dust.
- The PM10 Alert and Action Levels were derived from the U.S. EPA Health Standards for Fine Particles.
- In the event that any alert or action level is exceeded and/or an actionable condition is observed, the third-party consultant will notify the construction manager soon as possible.

# DUST CONTROL PLAN

- **All dust will be controlled.**
- The U.S. Army Corps of Engineers has authorized use of water from the Chicago River for dust control.
- A hose will be attached to the top of the machinery that will be used during demolition.
- In addition to hoses, dust bosses will be used.
- Stockpiled material/debris will be monitored throughout the workday to minimize dust emissions. Periodic misting of piles will be completed as needed during active demolition hours.
- To avoid any dust/debris/mud from being tracked into the public road, a wheel wash will be installed at the south gate. Water will be also sprayed in the path of trucks hauling debris creating any such condition.

# DUST CONTROL 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

# Damen Silos Presentation

Chicago IL. July 2025 – October 2025

## HENEGHAN WRECKING COMPANY

NorthStar Contracting Group, Inc.

# HENEGHAN WRECKING COMPANY

## Damen Silos

2900 S. Damen
Chicago, IL.


NorthStar Contracting Group, Inc.

# HENEGHAN WRECKING COMPANY

## Scope of Work

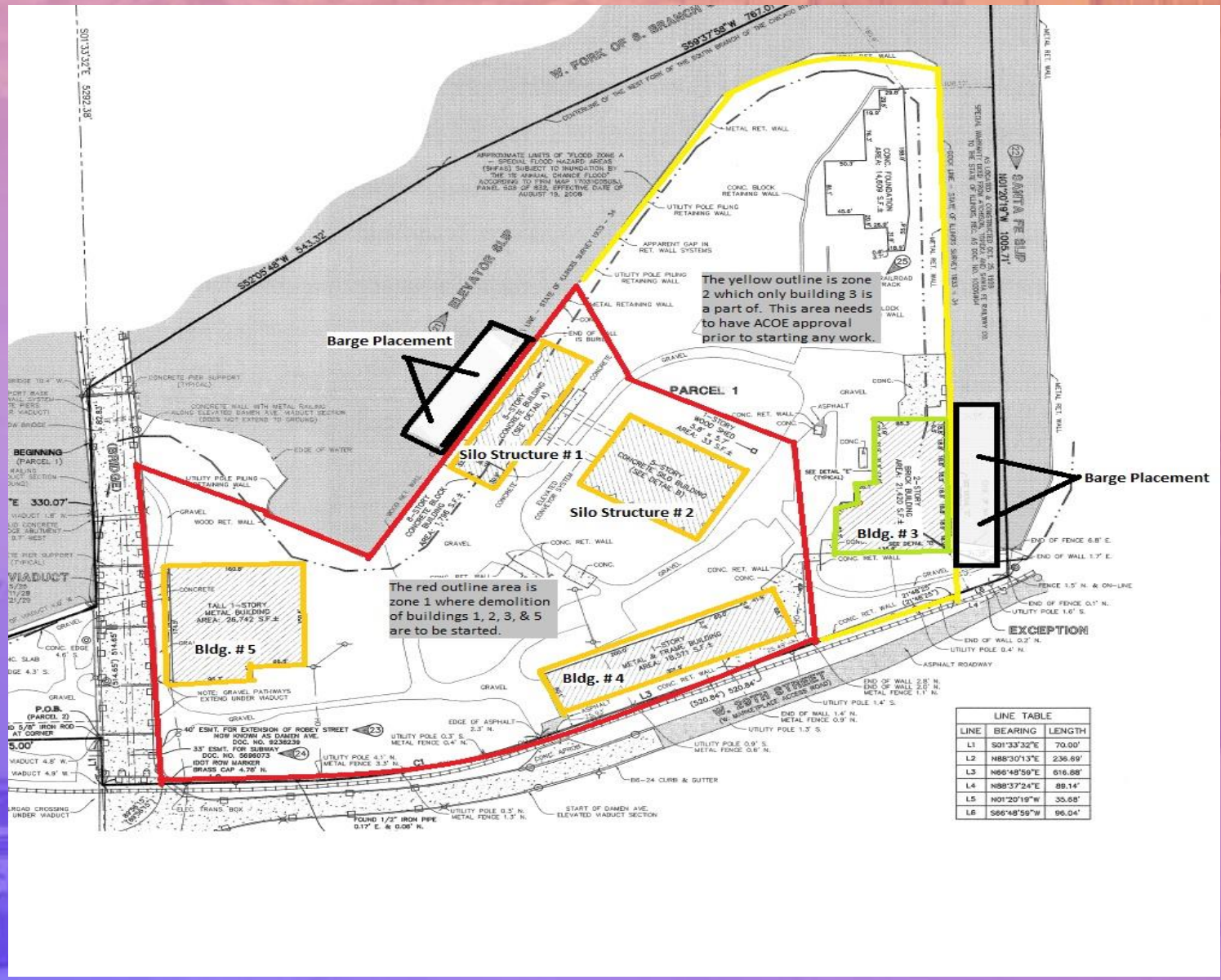
The Site is located in an industrial area along the South Branch Chicago River. The demolition scope includes two (2) sets of old abandoned, concrete grain silos and three (3) abandoned brick/concrete structures previously used for storage and processing..

Heneghan Wrecking has put together the following presentation to provide you with an understanding of:

- **Site logistics**
    - Traffic plan, equipment and site material controls
- **Planned sequence of demolition**
    - Means & methods of demolition.
- **Dust control measures**
    - Air monitoring controls
    - Use of water
- **Asbestos abatement was completed in February of 2023.**

# HENEGHAN WRECKING COMPANY

## SITE SURVEY




NorthStar Contracting Group, Inc.

# HENEGHAN WRECKING COMPANY


# STRUCTURE 1

- Structure 1 is the North set of silos. This consists of 12 Concrete Silos and tower approximately 110’ tall.
- This set of silos will be demolished using a crane along with high reach excavators with breakers attached.

NorthStar Contracting Group, Inc.

# HENEGHAN WRECKING COMPANY

## STRUCTURE 2

Structure 2 is the Center silo tower. This consists of a set of concrete silos approximately 80’ in height.

We intend to use a crane and a high reach excavator with a breaker attachment to demolish this structure.


NorthStar Contracting Group, Inc.

# HENEGHAN WRECKING COMPANY

# STRUCTURE 3

Structure 3 is a two-story brick structure with a wood roof system.

The roof system is partially collapsed, and the structure is in a dangerous and hazardous condition.

This building will be demolished with the use of excavators. It is a slab on grade structure with no basement.

NorthStar Contracting Group, Inc.

# STRUCTURE 4

Structure 4 was a one-story steel frame building. The roof and wall system are completely missing and only the steel frame of the structure remains.

The remaining portions of the building will be demolished and cleaned up with an excavator using a grapple.

NorthStar Contracting Group, Inc.

# HENEGHAN WRECKING COMPANY

# STRUCTURE 5

Structure 5 is a tall one-story metal frame building located at the far West side of the site. It is a metal roof and metal sided structure.

This will be demolished using excavators with grapples.
It is a slab on grade structure.

NorthStar
Contracting Group, Inc.

# HENEGHAN WRECKING COMPANY

# AIR MONITORING

A comprehensive Air monitoring plan by a third-party engineering firm has been issued to the CDPH on how they will monitor dust suppression, to be used on controlling fugitive dust during the demolition activities.

The firm will be using a variety of air monitoring equipment including a weather station for wind speed.

They will provide us regular reporting of the samples throughout demolition to assist in the monitoring of our dust control methods.

NorthStar Contracting Group, Inc.

# HENEGHAN WRECKING COMPANY

# DUST CONTROL PLAN

Our dust control measures include the use of water trucks, Dust Bosses, and water lines attached to the units performing the work.

Stockpiled material/debris will be monitored throughout the workday to minimize dust emissions. Periodic misting of piles will be completed as needed during the work shift. Material addition to or removal from the storage piles will be temporarily halted during windy conditions.

When wind conditions are 20 mph or above operations will be adjusted to reduce chance of dust emissions or temporarily halted if dust cannot be controlled.

All waste trailers will be properly tarped before departing the site.

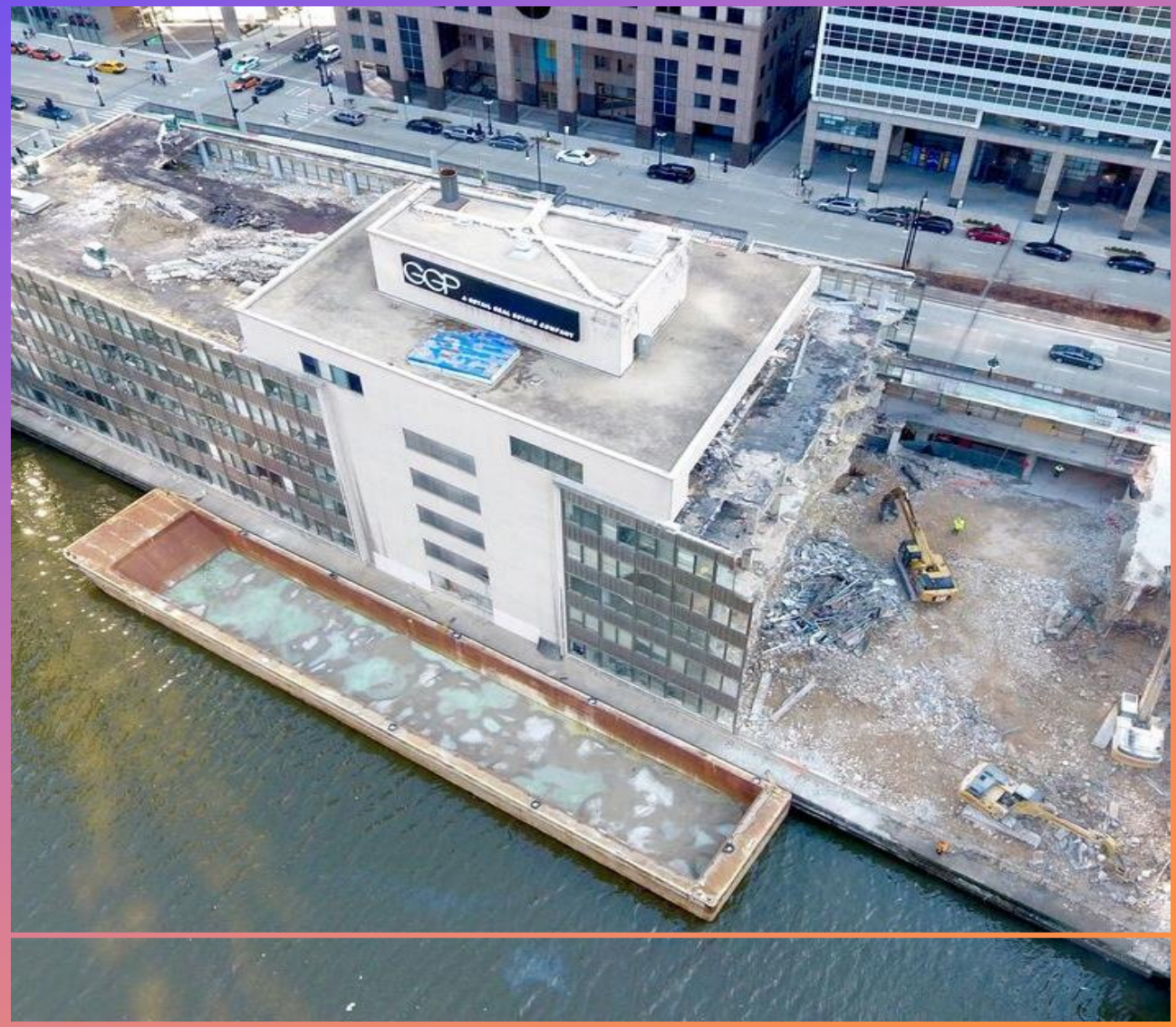
NorthStar Contracting Group, Inc.


# Heneghan Wrecking Company

## Barges used for River Protection

Due to the proximity of the work taking place along the river we will be using barges as catch decks while the demolition of the two structures along the water are demolished.

This is a method we've used numerous times working along the waterways.



# COMMUNITY COMMENTS & QUESTIONS

# 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, see **Section 11-4-2170 of the Chicago Municipal Code**
- **Any community concerns can be reported directly through 3-1-1.**