

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](https://www.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**.