

LUXURY RESIDENTIAL HIGH-RISE FIRE

A condo unit on an upper floor of a residential high-rise building located in the near north area of Chicago caught fire creating damage to over 100 homes and almost all of the common areas of the property. Restoration of this project is currently ongoing since April 2023.



BACKGROUND

50-60 MPH wind gusts made it extremely challenging for fire fighters to extinguish which took several hours. The 35 floor, 179 unit luxury condo building was built in 1970 with outdated building codes. There are two towers connected by the lobby and common roof deck and party room .

CHALLENGES

Because a large number of the building's residents were Seniors or utilized their homes as in-town properties, it was difficult to ascertain whether residents were in their condos or if they needed additional assistance vacating the building. The North Tower elevator was inoperable and flooded with thousands of gallons of water. Virtually the entire property required smoke, soot and odor remediation with the North Tower taking in water from firefighting efforts. The lobby had vintage custom shelving and architectural features which required a specialty carpenter. 50% of the units tested positive for environmental issues due to joint compound present. All residents in the affected tower needed to vacate their homes while mitigation took place.

RESULTS

- Water pumped out of the elevator within 24 hours
- Water mitigation and fire remediation completed in 28 days
- Residents were back in their homes in 30 days
- Common areas on the 35th floor were operable in 10 days
- 27th floor floor suffered structural damage and is in process of being restored