



# Hilco/Exchange 55 Site Community Meeting #2

January 21<sup>st</sup>, 2021

# ★ Interpretación en vivo al español disponible

## Directions:

- Look to the bottom of Zoom screen
- Click “Interpretation”
- Select “Spanish”
- You will be directed to the Spanish Language room

## Direcciones:

- Mira a la parte inferior de la pantalla Zoom
- Haz clic al icono que dice “Interpretation”
- Selecciona “Español”
- Serás dirigido a la sala de español.





# INTRODUCTION

- Instructions to access translation line
- Additional public engagement opportunities to follow
- All information captured on the [Hilco Microsite](#)
- Introduction of Presenters



# AGENDA

- **Demolition Update**

- Overview of Incident and Timeline- Angela Tovar, Chief Sustainability Officer
- Demolition Update – Matthew Beaudet, Commissioner , Department of Buildings
- Public Health Update – Dave Graham, Assistant Commissioner, Department of Public Health
- Water Quality Testing Update, Patrick Schwer, Department of Water Management
- Overview of Implosion Rules – Angela Tovar, Chief Sustainability Officer

- **Hilco/ Exchange 55 Updates**

- Zoning Update, Patrick Murphey, Department of Planning and Development
- Construction Update - Matthew Beaudet, Commissioner , Department of Buildings
- Industrial Corridor Modernization, Jamie

- **Community Conversation**

- Comments / Q&A
- Next Steps



# DEMOLITION UPDATE



# TIMELINE

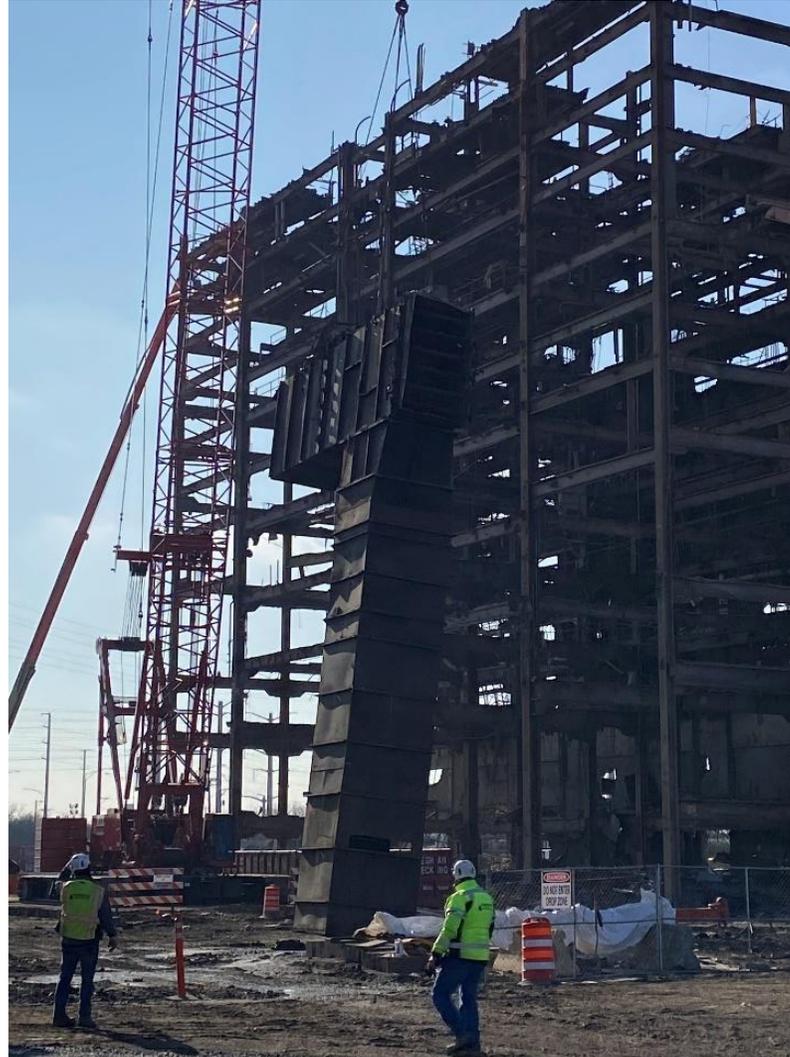
- **July 6, 2018:** Demolition permit for Crawford site issued by DOB.
- **April 11, 2020:** Failed implosion of smokestack at Crawford Site; City halts further activity at the site.
- **April 13, 2020:** After DOB strips MCM Management of permits, Hilco retains local company Heneghan Wrecking to manage future demolition.
- **April 17, 2020:** Initial air, soil and dust sample results reported; four violations totaling \$68,000 in fines issued to Hilco by the City of Chicago.
- **May 8, 2020:** CDPH issued the citation for a May 6 storm water violation, totaling up to \$2,500 in fines.
- **May 10, 2020:** CDPH, upon consultation with IEPA, approves of asbestos and dust mitigation plans.
- **June 26, 2020:** Construction begins.
- **July 2020:** Demolition Resumes and is ongoing.



# DEMOLITION STATUS UPDATE

- The Department of Buildings (DOB) continues to have resources onsite monitoring structural demolition activities.
- The demolition of Unit 7 building is 70% complete, with final completion expected in late February.
- The remaining phase includes the removal of the steel building columns.
- Removal process features iron workers cutting the steel and cranes lowering pieces to the ground for additional cutting and transportation to the scrapyard.
- Pending: Four small structures are scheduled for demolition in early February, with completion projected by end of February. These include three 10' x 10' sheds on the west side of the property and a one-story brick structure on the southeast side.

# ★ DEMOLITION STATUS UPDATE



Unit 7 Building





# PUBLIC HEALTH UPDATE

- Air monitors have been taking daily readings of particulate matter concentrations during demolition work at 4 locations on the site perimeter and 2 to 3 locations within the work area.
  - Monitors at 3 community locations from May to June were moved onsite due to data issues.
- $PM_{2.5}$  and  $PM_{10}$  results were compared to National Ambient Air Quality Standards for 8-hour and 15-minute maximum levels.
- The demolition contractor took steps to control dust, including regular use of water trucks and "Dust Bosses" during demolition and material crushing.
- Some exceedances likely due to offsite sources.

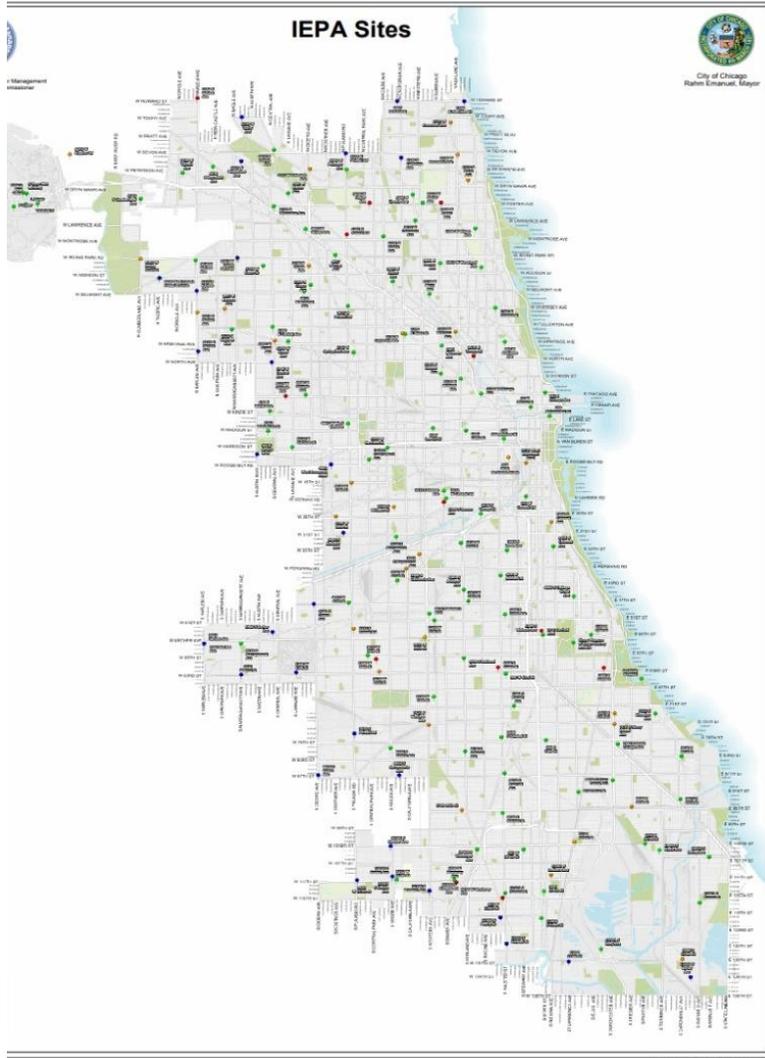


# WATER QUALITY UPDATE

- July 2020: CDWM Notified of Water Quality Concerns After Implosion
  - Contacted and Investigated All Known Issues (July/August 2020)
    - Home Entry on Pause Due to COVID-19
      - Will Reach Out Again Post-COVID for Additional Investigation
    - Water Quality Sampling Kit Given to Residents and Hydrants Sampled
  - No Signs of Contamination found in Water Supply Due to Implosion
    - No Bacteria Present at Any Home
    - Good Chlorine Present at Locations (chlorine is used for disinfection)
  - Other Unrelated Issues were Identified and Remedied
    - Rusty Water at Some Locations (common issue for cast iron water mains)
    - Closed Distribution Valves were opened
- 



# WATER QUALITY UPDATE



- Chicago Water Quality Protection
- Maintain Pressure In Distribution System
  - Prevents Pollution from Entering Into Water Mains
- Water is Continuously Monitored
  - Water Treatment Plants & Distribution System
  - Required by the EPA
    - 420+ Bacterial Samples Monthly
    - Local Sites: 31<sup>st</sup>/Kedvale, 31<sup>st</sup>/Albany
    - Additional Monitoring
      - Chromium VI/Cryptosporidium/Disinfection By-Products
      - New Emerging Contaminants: Microplastics/PFAS



# ★ WATER QUALITY UPDATE

- CDWM Investigates All Concerns
- Do you Have a Water Quality Issue?
  - Brown/Rusty Water?
  - Strange Smell?
  - Other Concern?
- CDWM Offers Free Testing to All Chicago
  - Investigate All Issues or Concerns
  - Free Home Lead Testing
    - Website: [Chicagowaterquality.org](http://Chicagowaterquality.org)
    - Or Please Call:
      - 311
      - Water Quality Office: 312-744-8190





# OVERVIEW OF PROPOSED IMPLOSION RULE CHANGES

- Following the botched demolition of the smokestack in Little Village owned by Hilco Development Partners, the City Council passed measures further regulating demolitions by implosion.
- The measures added a new chapter in the municipal code, Chapter 2-30 entitled “Multiagency Regulation of Implosions” and a new Section 15-4-311 providing for additional requirements for license to use explosives for demolition of buildings/structures.
- Multiple departments are required to submit draft changes for public review including OEMC, DOB, CPDH, among others. Proposed changes include:
  - Review and approval of a comprehensive plan
  - On-site command post with relevant departments to manage day-of-event oversight
  - Community notification to alderman and direct notification to all addresses in the vicinity
  - Supplemental permit application for demolition by implosion
  - Requirements to limit impacts and protect public health and the environment



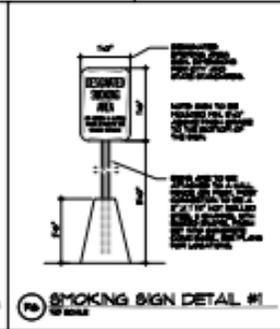
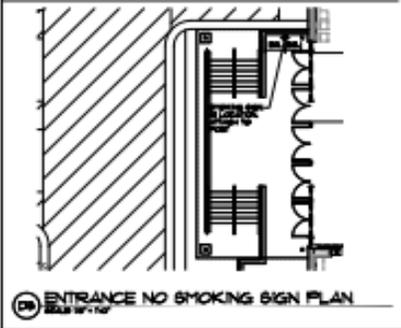
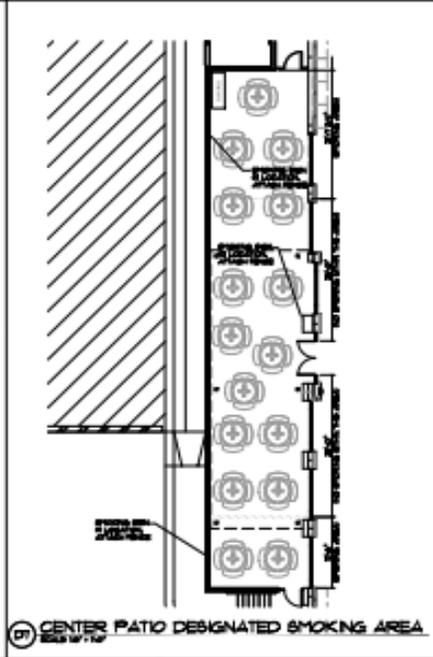
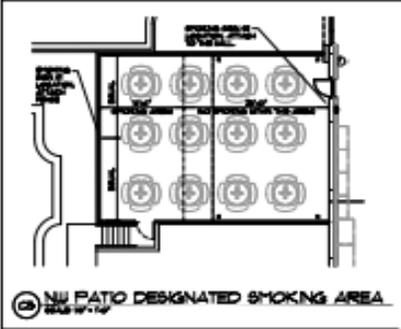
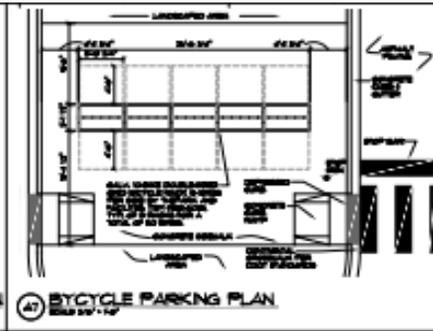
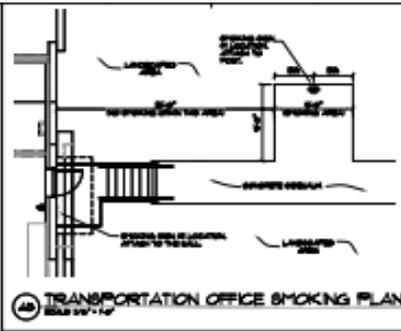
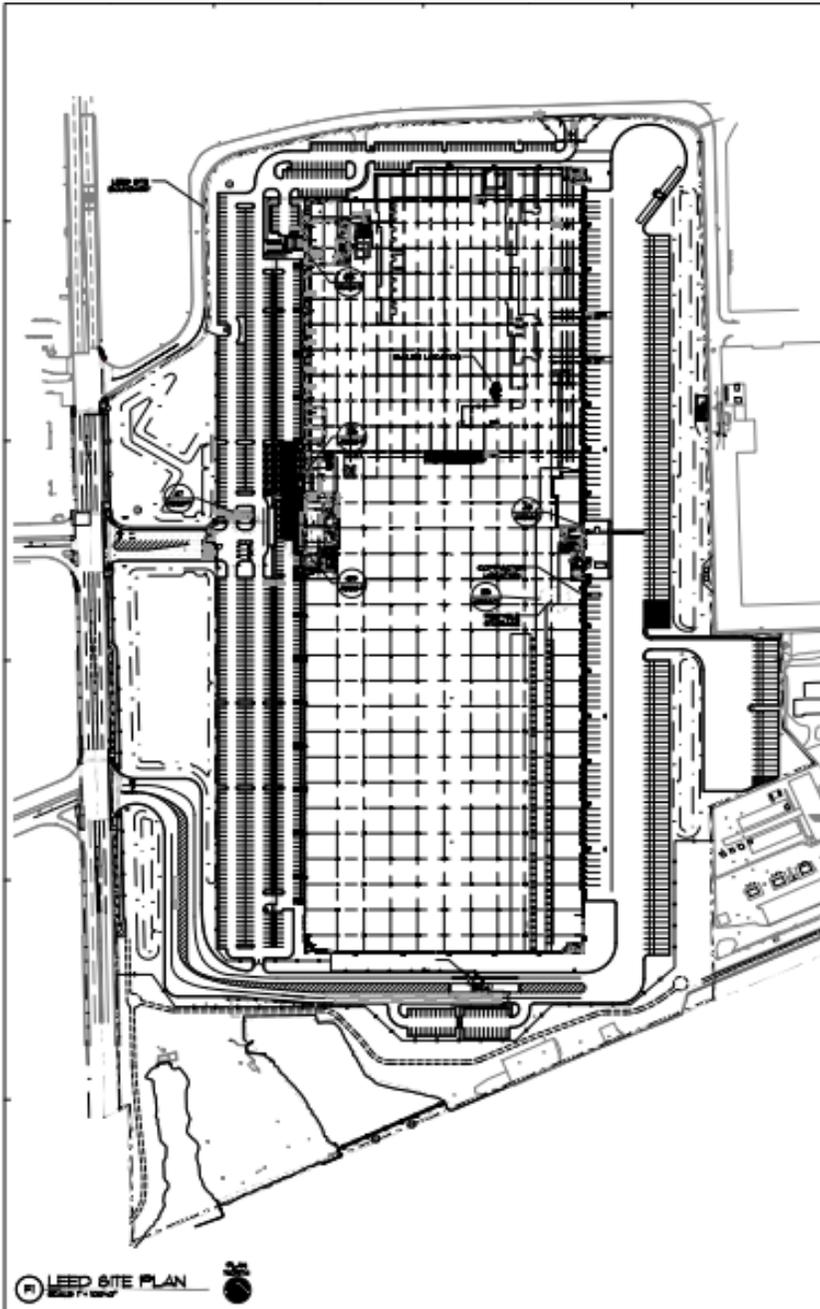
# CONSTRUCTION UPDATE



# ZONING UPDATE

## Modification of Planned Development

- Approved January 10, 2020 to make slight adjustments including:
    - Decrease in building square footage
    - Change to a single loading dock
    - Decrease in demand for trucks
    - Increase in employee parking
    - Renovation/alteration permit for tenant buildout of one-story warehouse
  - While an above ground diesel fuel tank and a filling station was planned and approved for the NE corner to serve trucks at the site, it is no longer a part of the plan per the current site plan.
  - Modifications of the Planned Development are good for one year and have already expired, meaning no new modifications can be made without additional approval.
- 



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 WWW.CORNERSTONEARCHITECTS.COM

**GENERAL NOTES:**

Hilco  
 Redevelopment Partners

Hilco  
 FOR CONSTRUCTION

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EXCHANGE 55  
 TENANT IMPROVEMENTS  
 2001 S. PULASKI ROAD  
 CHICAGO, ILLINOIS

LEED SITE PLAN

19390 A100.8-T1

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# CONSTRUCTION UPDATE

## **New Construction Status**

- Two building permits issued:
    - New Construction permit for shell and core building for one-story warehouse
    - Renovation/alteration permit for tenant buildout of one-story warehouse
  - One-story warehouse is 100% under roof.
  - Tenant buildout is in progress with targeted completion in Spring 2021.
  - DOB has completed and approved 27 permit inspections for new construction of one-story warehouse, including construction equipment, electrical, new construction, plumbing, refrigeration and ventilation.
  - DOB has completed and approved ten permit inspections for the tenant build-out, including new construction, plumbing and ventilation.
  - Pending: Two entry stations are scheduled be constructed on the south and west sides of the property.
- 

# CONSTRUCTION UPDATE

## One-Story Warehouse

Warehouse Floor Area: 1,024,347 square feet  
Office Area: 41,906 square feet  
Mezzanine: 288,527 square feet



# Corridor Framework Plans

Initiating in 2021:

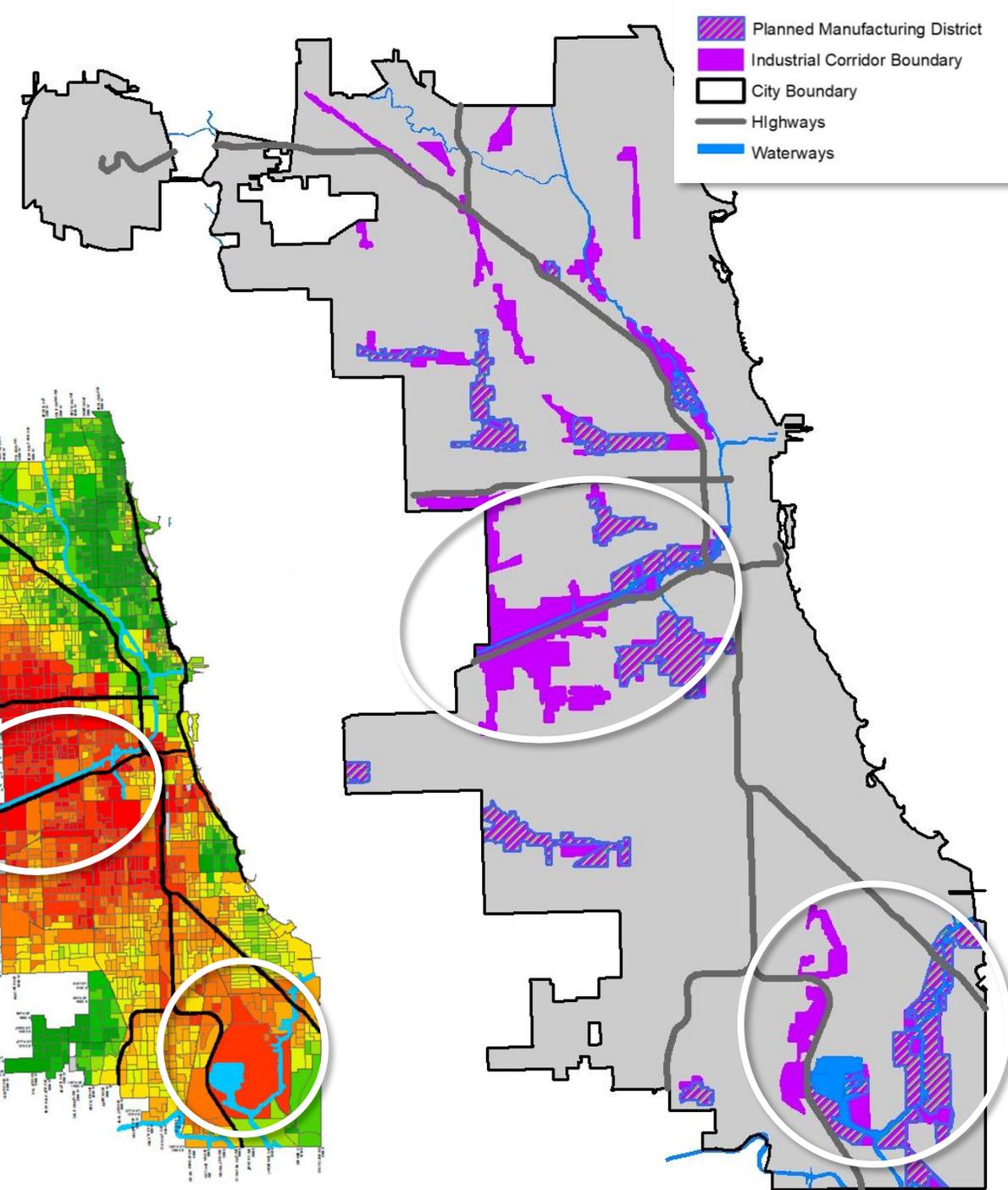
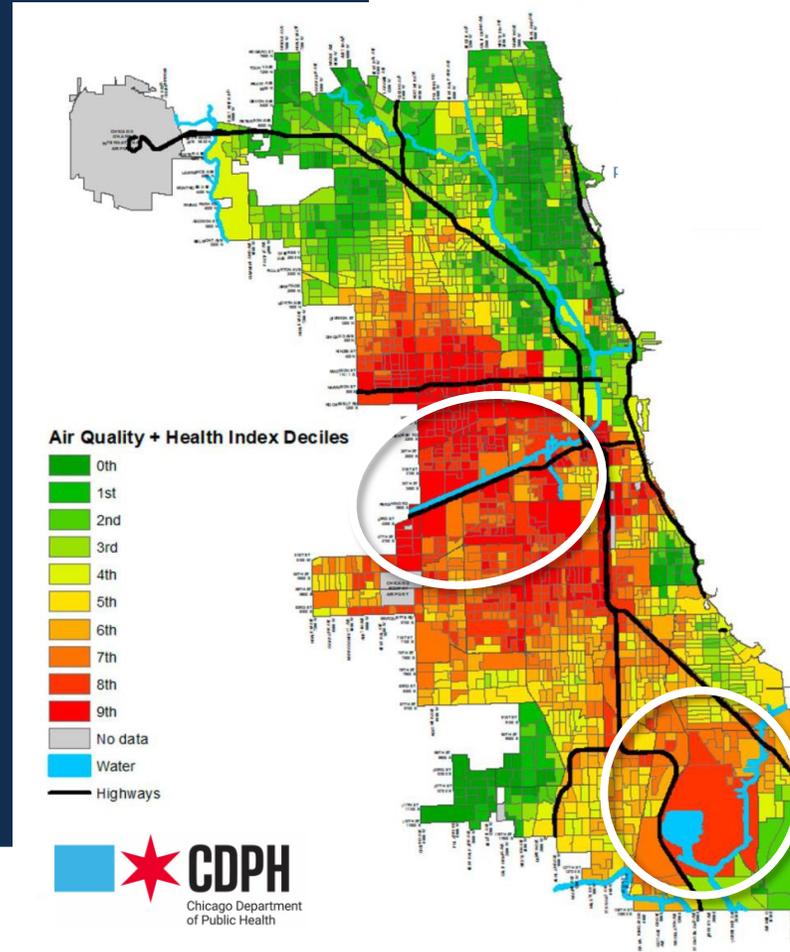
Far South Industrial Corridors

South West Industrial Corridors

Data to consider:

Air Quality + Health Index

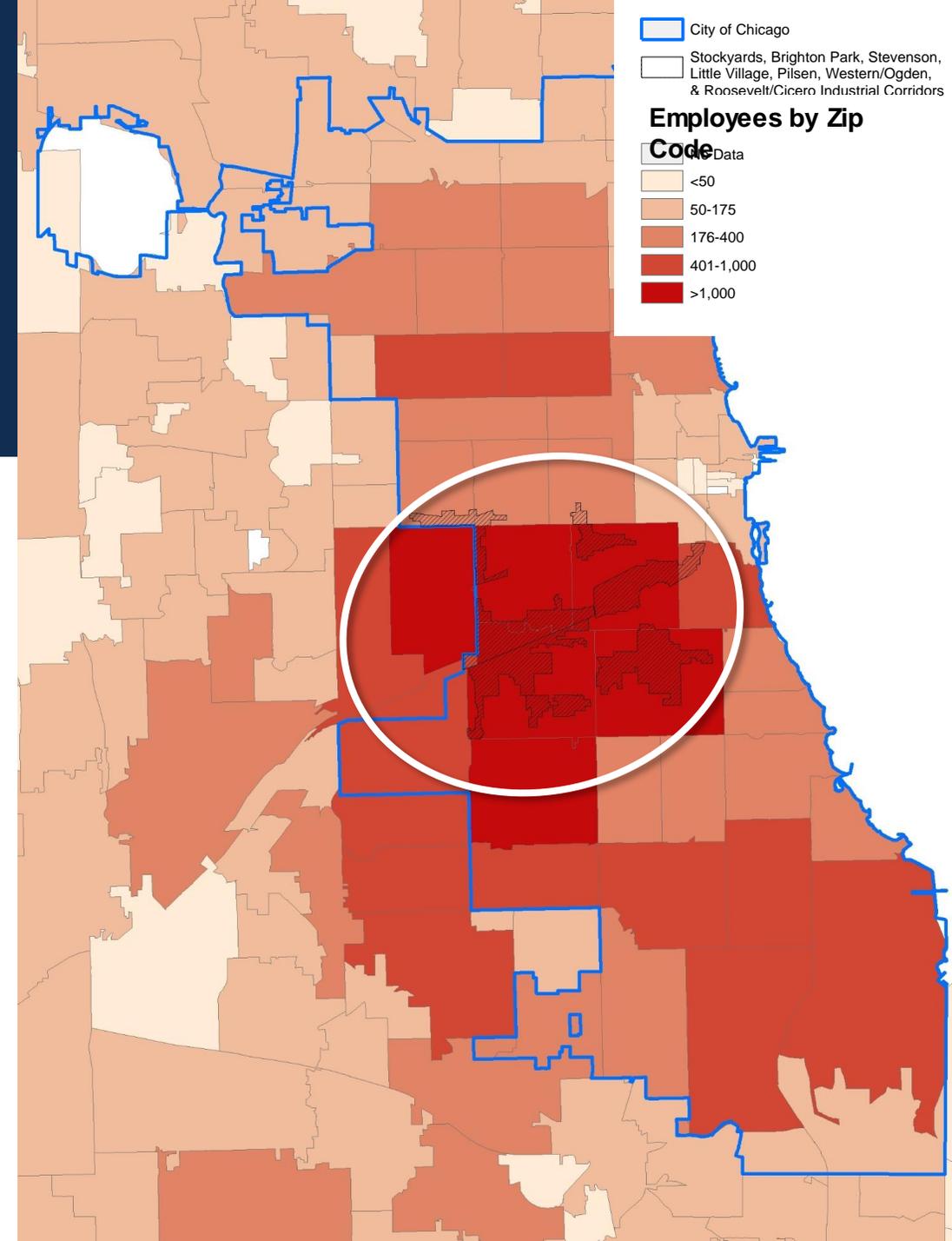
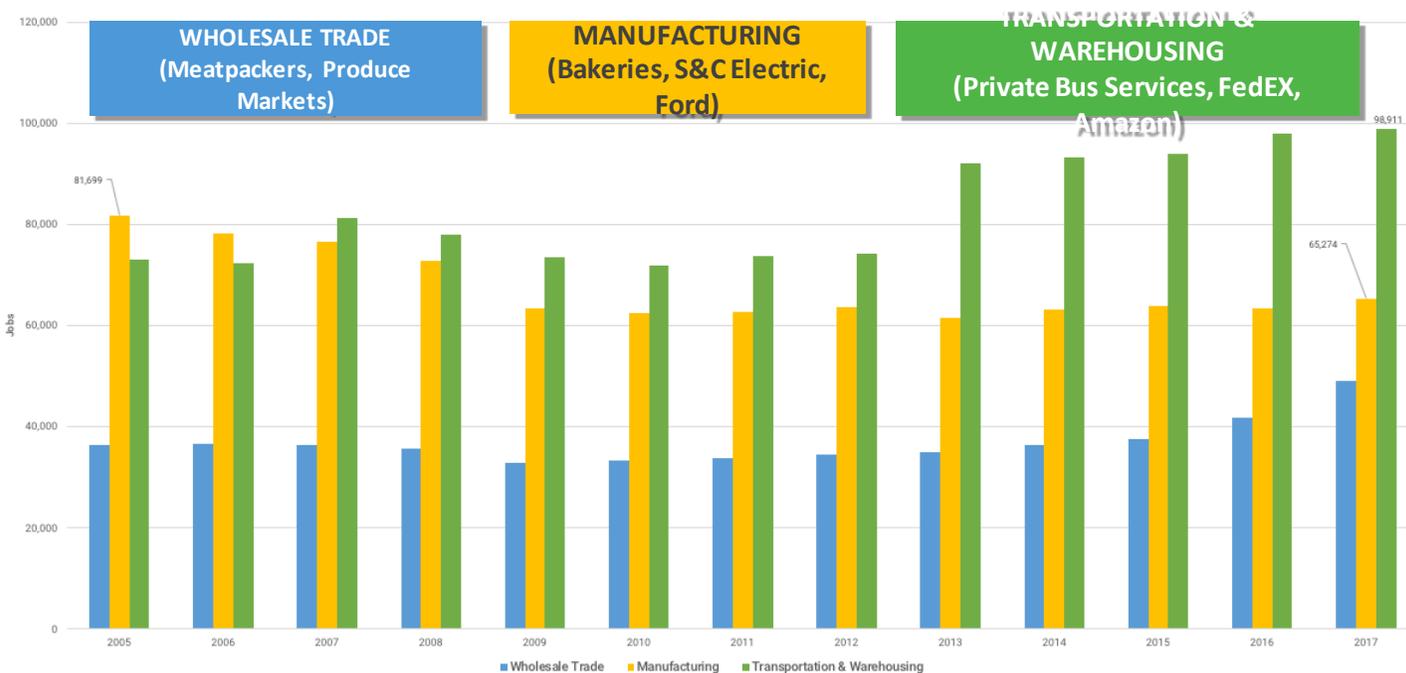
Employment Trends



# Employment Trends

Citywide trend: More transportation & warehousing jobs.

Thousands of people work in the SW corridors and live nearby.



# Freight Planning Studies Underway



## Chicago Rail Futures Study II

- Started: Mid 2020
- Next Steps: Survey of equity impacts to come.

## Southwest Industrial Corridor Transportation Support Services

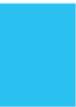
- Expected Start: early 2021
- Bounded by I-290, I-94, 55th St, & City limits
- Broad set of consultants (Public Health, Urban Design, Freight, Safety)
- Scope to be determined with Aldermanic / Stakeholder input



# COMMUNITY CONVERSATION

- Q & A / Comments





## NEXT STEPS

- Register to attend Public Hearing on draft proposal rules on January 28, 2021 at 6:00pm [https://cityofchicago-org.zoom.us/webinar/register/WN\\_PoE7QZXDTGWxZETUhcAWCA](https://cityofchicago-org.zoom.us/webinar/register/WN_PoE7QZXDTGWxZETUhcAWCA)
  - Additional comments can be submitted regarding implosions online at [chicago.gov/city/en/sites/implosion-rules/home.html](https://chicago.gov/city/en/sites/implosion-rules/home.html) until February 18, 2021.
- 