

# Crawford, Hilco & IEPA

July 29, 2019



# Who's Who?



Illinois Environmental  
Protection Agency

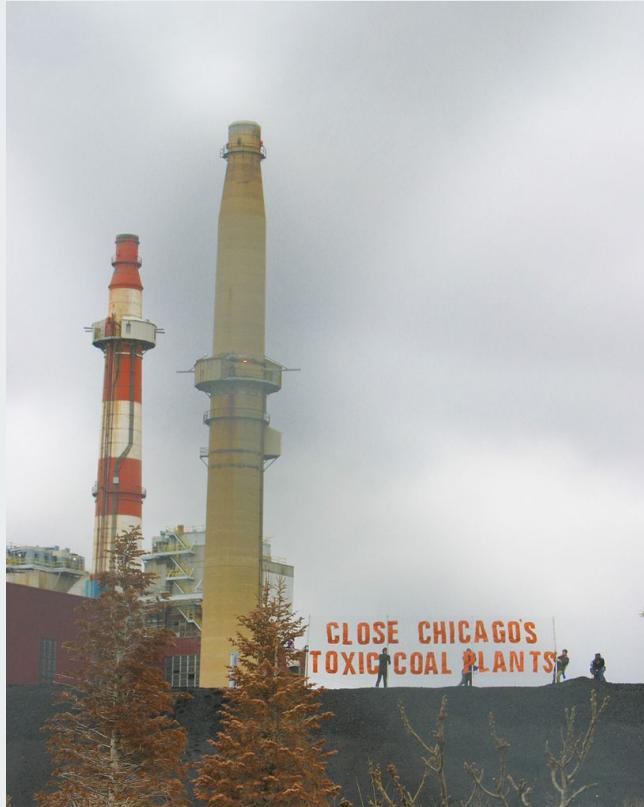


# Little Village Environmental Justice Organization (LVEJO)



The mission of LVEJO is to organize with our community to accomplish environmental justice in Little Village and achieve the self-determination of immigrant, low-income, and working-class families.

# Crawford + Fisk Stations linked to:



**40** premature deaths,  
**550** emergency room visits,  
and **2,800** asthma attacks  
every year\*

\*Based on a 2002 Harvard School of Public Health Study

# Our Fight Against Crawford



- **12 year** community struggle
- Crawford and Fisk officially stopped burning coal in 2012!

# Fisk and Crawford Reuse Task Force: Process, Principles and Recommendations



Prepared by the City of Chicago's Mayor's Fisk and Crawford Reuse Task Force

The Task Force has set out **nine Guiding Principles** for redevelopment of the sites, which broadly include:

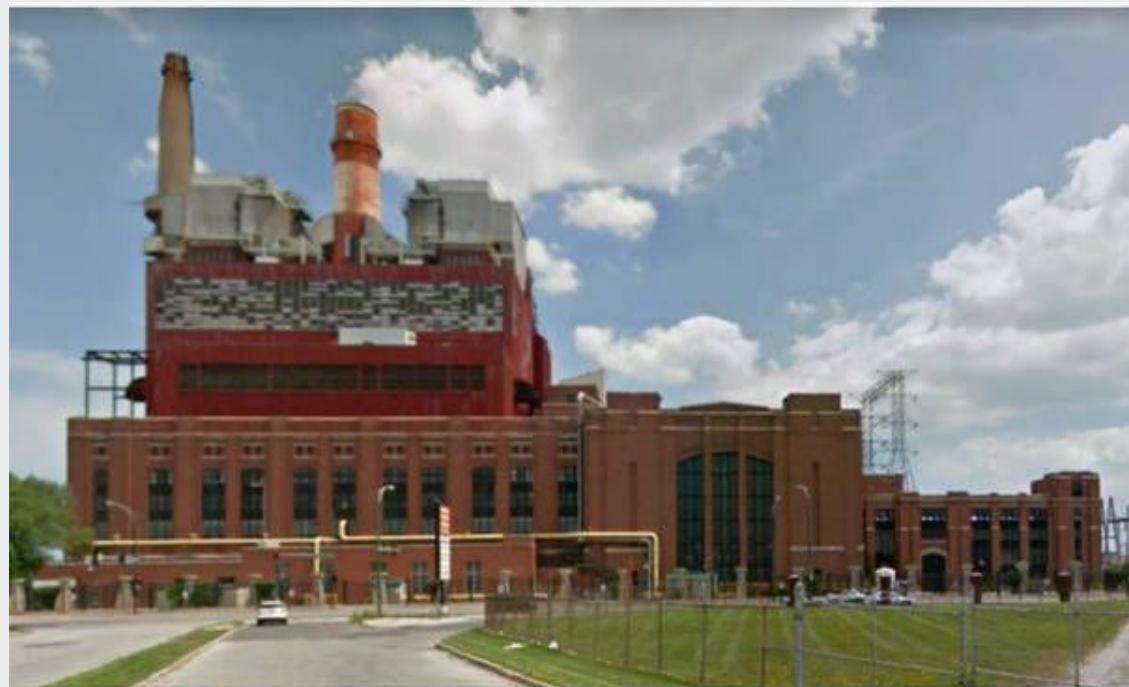
- Enhancing the ability of residents and businesses to live, work and play in a healthy environment
- Prioritizing quality, living wage jobs
- Identifying and pursuing resources for redevelopment
- Recognizing existing constraints and context for the redevelopment, and
- **Encouraging collaboration of stakeholders on redevelopment, noting that it will likely lead to the best outcome for all.**

The Task Force has listed **13 specific near-term recommendations** to move redevelopment of the sites in this direction. The recommendations focus on:

- **Decommissioning and practical steps for site preparation**
- Community engagement and opportunity for public space and water access
- Marketing and future use
- Improving public sector infrastructure, and
- Immediate next steps

# Demolition & Remediation of Plant

Ensure that the state site remediation process must include Active Public Participation, a full and complete characterization of site contamination and a remediation that is protective of human health and the environment, now and in the future.



# Who is Hilco Global?

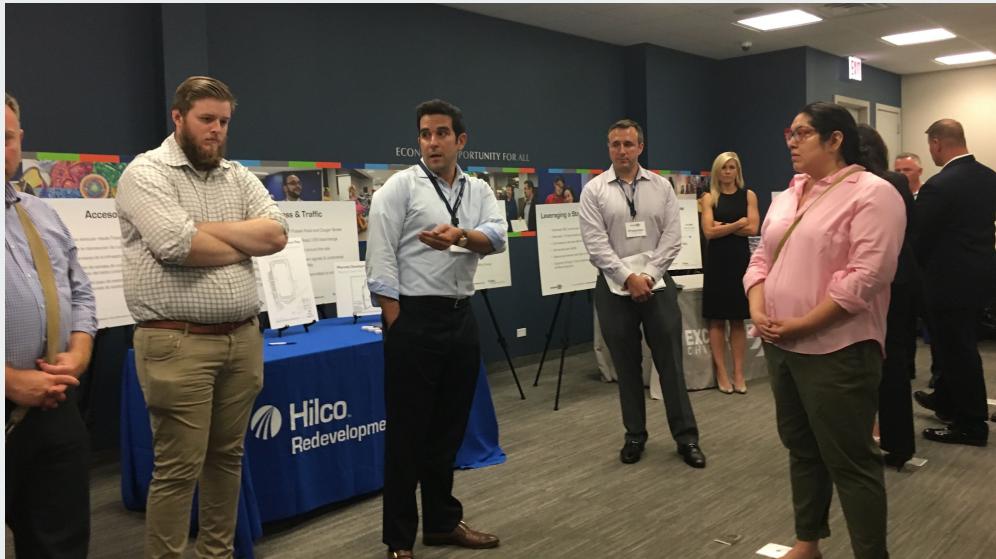


# Who is Hilco Redevelopment Partners (HRP)?

EXPERIENCE	COMPANIES	NEWS	ABOUT
<a href="#">Hilco Brands</a> <a href="#">Hilco Capital</a> <a href="#">Hilco Corporate Finance</a> <a href="#">Hilco Global Brazil</a> <a href="#">Hilco Global Mexico</a> <a href="#">Hilco Industrial</a> <a href="#">Hilco Asset Sales (Canada)</a> <a href="#">Hilco Industrial Acquisitions</a> <a href="#">Hilco Industrial Asia-Pacific</a> <a href="#">Hilco Industrial Europe</a>	<a href="#">Hilco IP Merchant Banking</a> <a href="#">Hilco Merchant Resources</a> <a href="#">Hilco Asset Protection</a> <a href="#">Hilco Fixed Asset Recovery</a> <a href="#">Hilco Merchant Australia</a> <a href="#">Hilco Wholesale Solutions</a> <a href="#">Hilco Real Estate</a> <a href="#">Real Estate Acquisition</a> <a href="#">Real Estate Disposition</a> <a href="#">Real Estate Lease Negotiation</a>	<a href="#">Hilco Receivables</a> <a href="#">Hilco Redevelopment Partners</a> <a href="#">Hilco Streambank</a> <a href="#">Hilco Valuation Services</a> <a href="#">Enterprise Valuation</a> <a href="#">Litigation Support</a> <a href="#">Real Estate Appraisal</a>	<p>“Provides a single integrated solution to maximize the value of <b>obsolete</b> industrial sites by leveraging Hilco Global’s unique capabilities to efficiently remediate, recycle, and redevelop complex assets and liabilities.”</p>

<https://www.hilcoglobal.com/companies/hilco-redevelopment-partners>

# Hilco Global Purchases Crawford Property



Source: Mauricio Peña, Block Club Chicago

Hilco wants to build a 1 million sq. ft. **warehouse** that will only bring:

- Temporary Jobs
  - Will NOT enforce lessee to have living wage jobs on site
- Air Pollution
  - Will NOT enforce lessee to commit to using electric/filtered trucks
- More Trucks = More Traffic
  - 200 additional trucks a day based on their calculations

# Our Experience with Hilco

HELLO  
my name is

SELL OUT



# What has Hilco done for La Villita Community?

- Hilco Global Scholarship
  - Provided 2 Scholarships to LV residents attending City Colleges of Chicago
    - Students with 3.0 GPA or above attend for free
- Free Backpacks with some school supplies during Back-to-School festivals
- Hilco Redevelopment Partners, through their charitable organization, Hilco Helps, donate thousands of English and Spanish language books across 50 schools as part of the city's Summer Reading Initiative

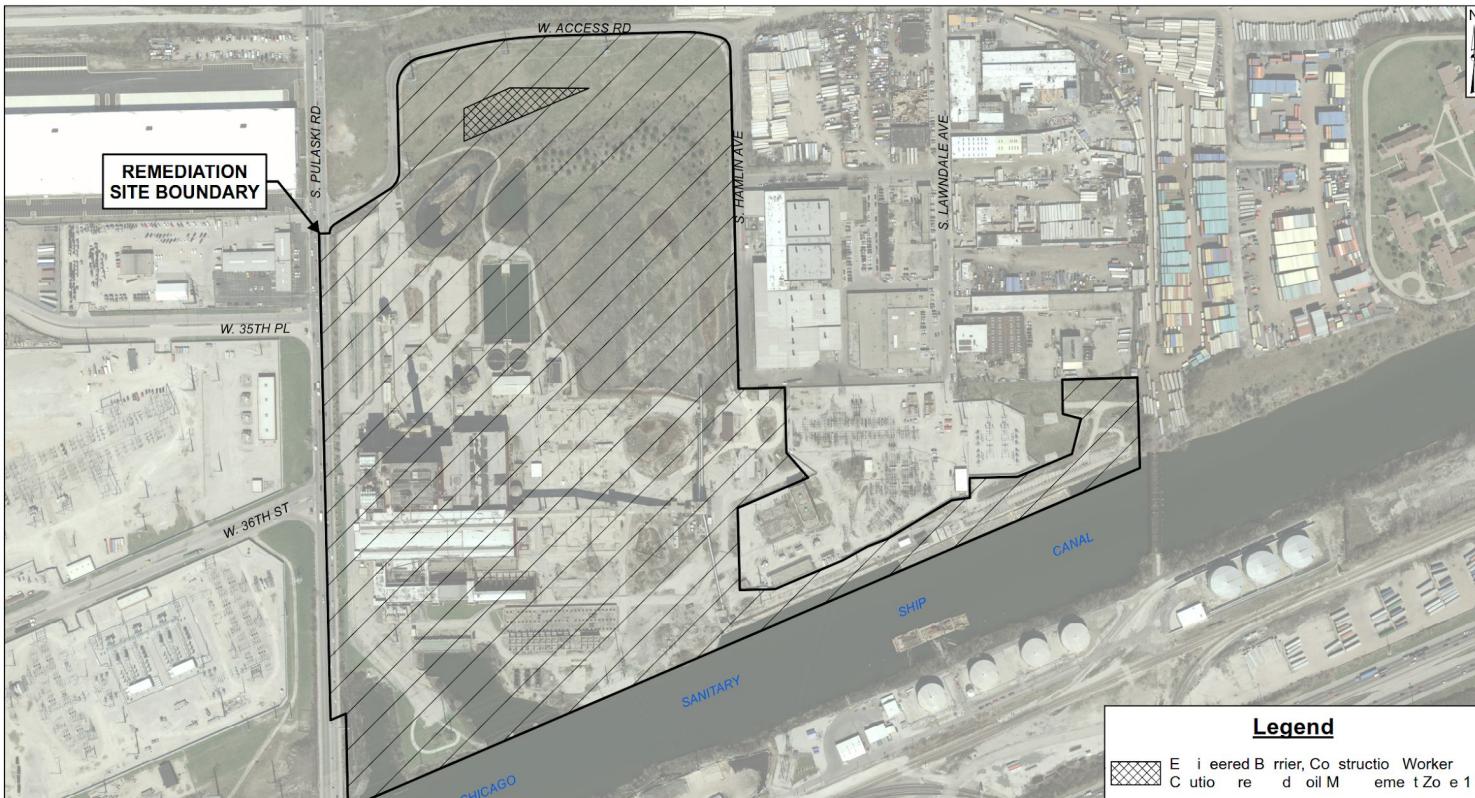


## Hilco Global Scholarship

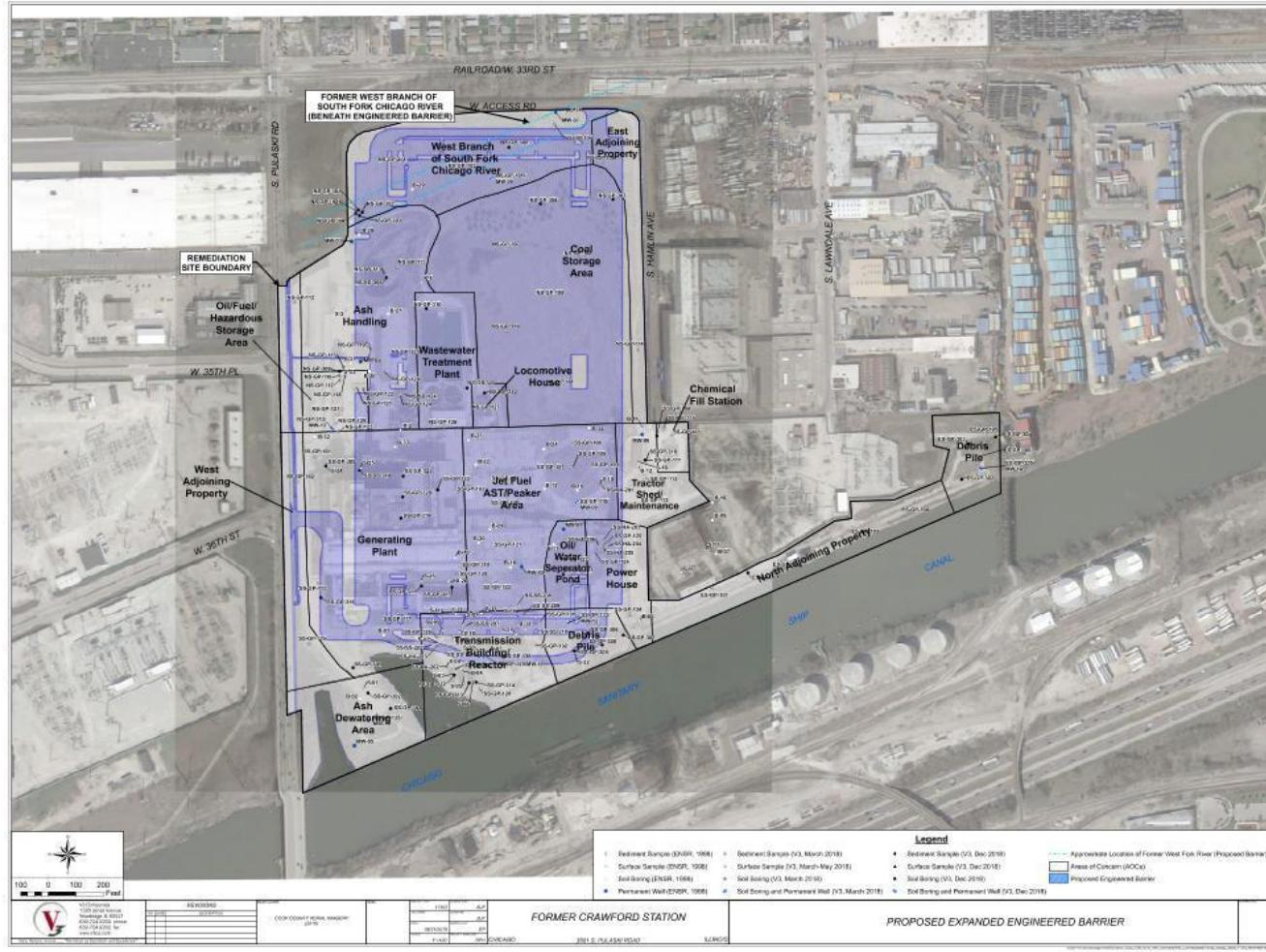
# Exchange 55



<https://www.hilcoredev.com/projects/exchange-55>



 <p>V3 Companies 732.724.9200 pho &amp; 630.724.9200 fax www.3co.com</p> <p>Visio, Virtere, Virtute... "The Vision To Transform With Excellence"</p>	<p>PROJECT NO.: 17303</p> <p>CLIENT: HRE Cr wford, LLC Re ere Dri e, ulte 320 Northbrook, Illi ois 60062</p> <p>CREATED BY: JW</p> <p>DATE: 04/09/2019</p> <p>BASE LAYER: Cook Cou ty eri Illm ery (2016)</p> <p>SCALE: ee c le B r</p>	<p>Former Cr wford t io 3 01 . Pul ski Ro d Chic o, Illi ois 60623</p>	<p><b>SOIL MANAGEMENT ZONES, ENGINEERED BARRIER AND CONSTRUCTION WORKER CAUTION AREA</b></p>	<p>FIGURE: 4.4</p>
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# Hellco - Hilco Redevelopment Partners (HRP)



- How many trucks are foreseen during the infill process and in general during the remediation efforts?
  - Will the trucks be weighted, hosed down, & covered?
- Has Hilco talked to People's Gas about truck amounts?
  - Based on traffic light situation
- Is there a on site safety coordinator on site?
  - How do we contact them?
- How many contractors / subcontractors are there?
  - Can residents reach them for questions/concerns?
- Is there permit information for Demolition Dates?
- Due to the nature of the demolition, will Hilco install Air Monitors to ensure the safety of the workers and the surrounding community?

# IL Environmental Protection Agency (IEPA)



Illinois Environmental Protection Agency

- Where does the Sanitary and Ship Canal fall under the remediation process?
- What has been remediated and demolished and what is left?
  - Detailed timeline!
- How is the Fill be Handled?
- How are workers being protected?

# Chicago Department of Public Health (CDPH)



- What is the history of inspection and citations?
- Asbestos:
  - Use of water in the process, they are not containing the water in asbestos use? Is it coming off site?
  - Timeline
    - We want to understand when the most hazardous time for residents to limit their time outside.

# Chicago Department of Transportation (CDOT)



- How will truck traffic from the remediation impact the current traffic on Pulaski & I-55?
- Has CDOT talked to People's Gas about truck amounts?
  - Based on traffic light situation

# Alderman Michael Rodriguez - 22nd Ward

Elected February 2019, after 24 years of previous aldermanic administration



- Make requests to City Departments for inspections.
- **OPPOSE** any additional City approvals that are required for the project to move forward.
- Request CDOT to complete a comprehensive traffic study that includes other new facilities (PGL), and to request a **MORATORIUM** on all further city approvals until this study is complete and the results are analyzed.
- Support the community efforts to ensure that the state site remediation process must include **active public participation, a full and complete characterization of site contamination and a remediation that is protective of human health and the environment, now and in the future.**
- Demand site remediation activities **include** the remediation of impacted sediment in the Chicago Sanitation and Ship Canal.

# Alderman George Cardenas - 12th Ward



As of May 2019, Ald. Cardenas is Chair of the Committee on Environmental Protection and Energy, formerly Committee on Health and Environmental Protection.

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- **OPPOSE** any additional City approval.
- Request CDOT to complete a comprehensive traffic study that includes other new facilities (PGL), and to request a **MORATORIUM** on all further city approvals until this study is complete and the results are analyzed.
- Support the community efforts to ensure that the state site remediation process must include **active public participation, a full and complete characterization of site contamination and a remediation that is protective of human health and the environment, now and in the future.**
- Demand site remediation activities **include** the remediation of impacted sediment in the Chicago Sanitation and Ship Canal.

# Questions Community have for IEPA



# IEPA Public Meeting:

Tuesday, August 6, 2019 - 6pm at Universidad Popular



## Community Meeting: *La Villita Deserves to Breathe*

**When:** Monday, July 29, 2019 - 6pm to 8pm

**Where:** Piotrowski Park Field House - 4247 W. 31st St.

Join us to learn about the long history to shutdown the Crawford Coal Power Plant and how the new owner, Hilco Global, is converting the site to a logistics facility. LVEJO team will discuss about upcoming opportunity to voice our concerns at the Illinois Environmental Protection Agency (IEPA) public meeting.

## IEPA Public Meeting on Hilco Global

**When:** Tuesday, Aug. 6, 2019 - 6pm to 8pm

**Where:** Universidad Popular, 2801 S. Hamlin Ave.

IEPA is hosting a public meeting to discuss the clean up (remediation) and demolition process of the Crawford Coal Power Plant by Hilco Redevelopment Partners.

## #LaVillitaRespira

For more information contact [etovar@lvejo.org](mailto:etovar@lvejo.org) or 773.762.6991



LITTLE VILLAGE ENVIRONMENTAL JUSTICE ORGANIZATION  
LA ORGANIZACIÓN DE JUSTICIA AMBIENTAL DE LA VILLITA



## Junta comunitaria: *La Villita Merece Respirar*

**Cuándo:** Lunes, 29 de julio de 2019 - 6pm a 8pm

**Dónde:** Casa de campo de Parque Piotrowski, 4247 W. 31st St.

Únase a nosotros para conocer la larga historia del cierre del Plan de Energía Crawford Coal y cómo el nuevo propietario, Hilco Global, está convirtiendo el sitio a una manufactura de compras. El equipo de LVEJO hablará sobre la oportunidad de expresar nuestras preocupaciones en la próxima reunión pública de la Agencia de Protección Ambiental de Illinois (IEPA).

## Reunión Pública de IEPA sobre Hilco Global

**Cuándo:** Martes, 6 de agosto de 2019 - 6pm a 8pm

**Dónde:** Universidad Popular, 2801 S. Hamlin Ave.

IEPA está organizando una reunión pública para discutir la limpieza (remediation) y el proceso de demolición de la planta de energía Crawford Coal por Hilco Redevelopment Partners.

## #LaVillitaRespira

Para más información contácte a [etovar@lvejo.org](mailto:etovar@lvejo.org) o al 773.762.6991



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LITTLE VILLAGE ENVIRONMENTAL JUSTICE ORGANIZATION

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**Kimberly Wasserman**

**T:** 773.762.6991

**E:** [info@lvejo.org](mailto:info@lvejo.org)

**Web:** [www.lvejo.org](http://www.lvejo.org)

2445 South Spaulding Ave, Chicago, IL 60623