

TRIBUNE FREEDOM CENTER + UHAUL SITE DEMOLITION COMMUNITY MEETING

June 14, 2024



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 the Department of Buildings for the demolition of the five buildings located on the site.
- Provide information to the community about reviews and pre-demolition inspections performed by CDPH for the demolition of 2 buildings located on the Tribune Publishing Center site.
- 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

- Bally's Corporation purchased the site located at 703 W. Chicago Ave & 700 West Erie, with intentions to build Chicago's first permanent casino.
- The site owner submitted 5 demolition permit applications to the City, which are being reviewed by DOB and CDPH.
- Previous meetings:
 - Early 2022 – 2 community meetings about plans for Bally's Casino
 - Late 2022 – 1 community meeting about development, initial site plan, traffic study, and information regarding the casino as part of the Planned Development Process
- **This site is considered environmentally complex due to proximity to a waterway.** Size of the site is secondary.



FORMER SITE USE AND OCCUPANTS

- The Freedom Center opened in 1981 and has been printing newspapers for the past 43 years.
- Current: Chicago Tribune Company operated as a newspaper printing, storage and distribution facility and will be vacating the property in July.
- Site Remediation:
 - Entered into the Illinois EPA Site Remediation Program (SRP)
 - Once the site has been cleaned or remediated, IEPA will issue a No Further Remediation (NFR)



CURRENT SITE OVERVIEW





TRIBUNE FREEDOM CENTER + U-HAUL SITE DEMOLITION

- **SITE ADDRESS:**

- 101048414 - 700 West Erie - U-Haul Building
- Tribune Building - 703 W. Chicago Ave
 - 101049820 – Railway Dock Platform
 - 101049821 – High bay Storage Area
 - 101049823 – Warehouse Area
 - 101049824 - Northwest Building Addition

- **PROPERTY OWNER:**

- Bally's Chicago Operating Company, LLC

- **DEMOLITION CONTRACTOR:**

- Brandenburg Industrial Service Company

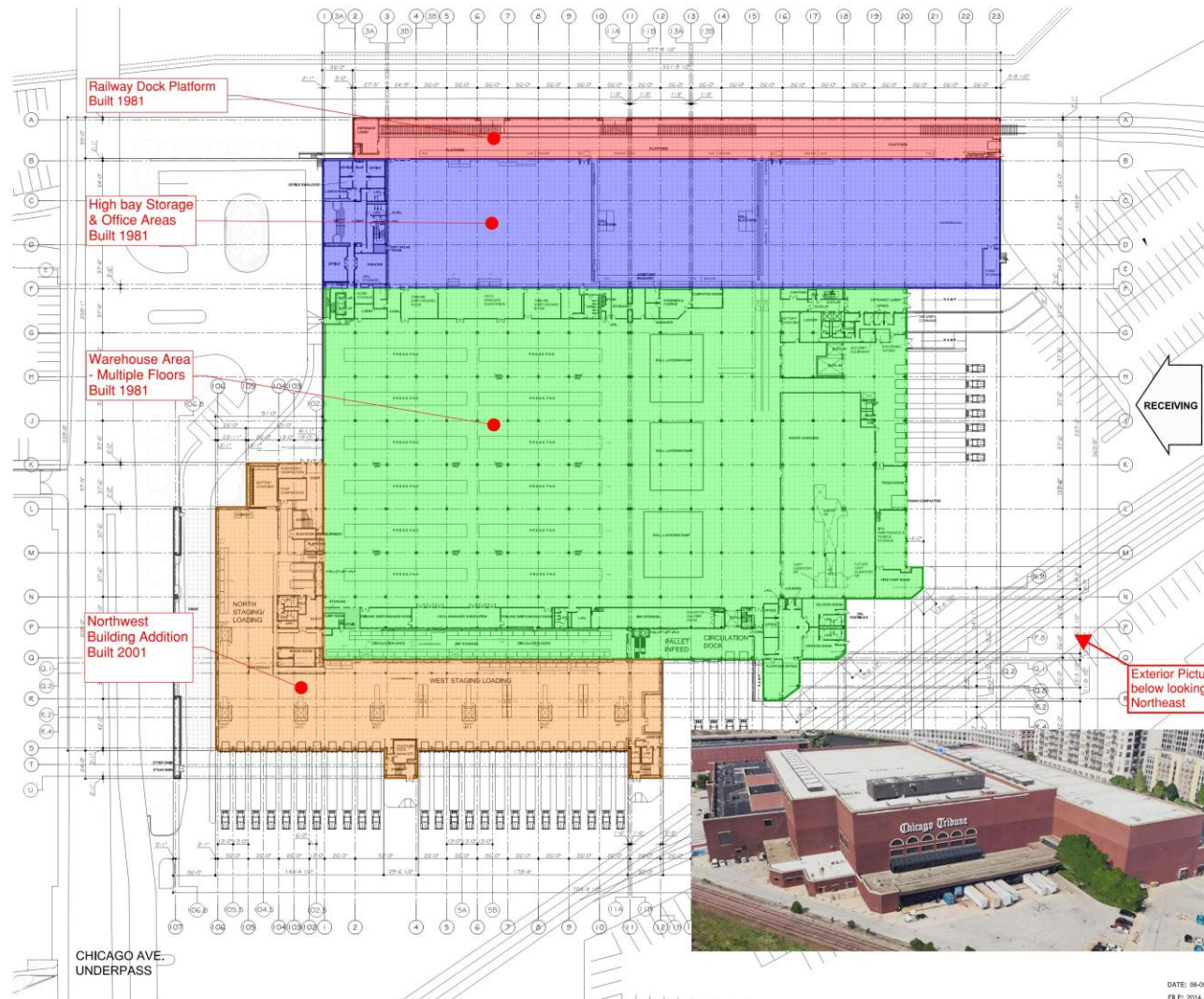
- **DECOMMISSIONING + DEMOLITION TIMEFRAME:**

- July 2024 approx. 5 months (weather dependent)





DEMOLITION PERMIT APPLICATIONS AND BUILDINGS/STRUCTURES - TRIBUNE



- Legend**
- Railway dock
 - High bay storage and office areas
 - Warehouse area (Multiple floors)
 - Northwest addition

(4) PERMIT SUBMISSION PLAN
DATED 4/16/24

AREA:
TOTAL OCCUPIED SPACE - 285,125 SF

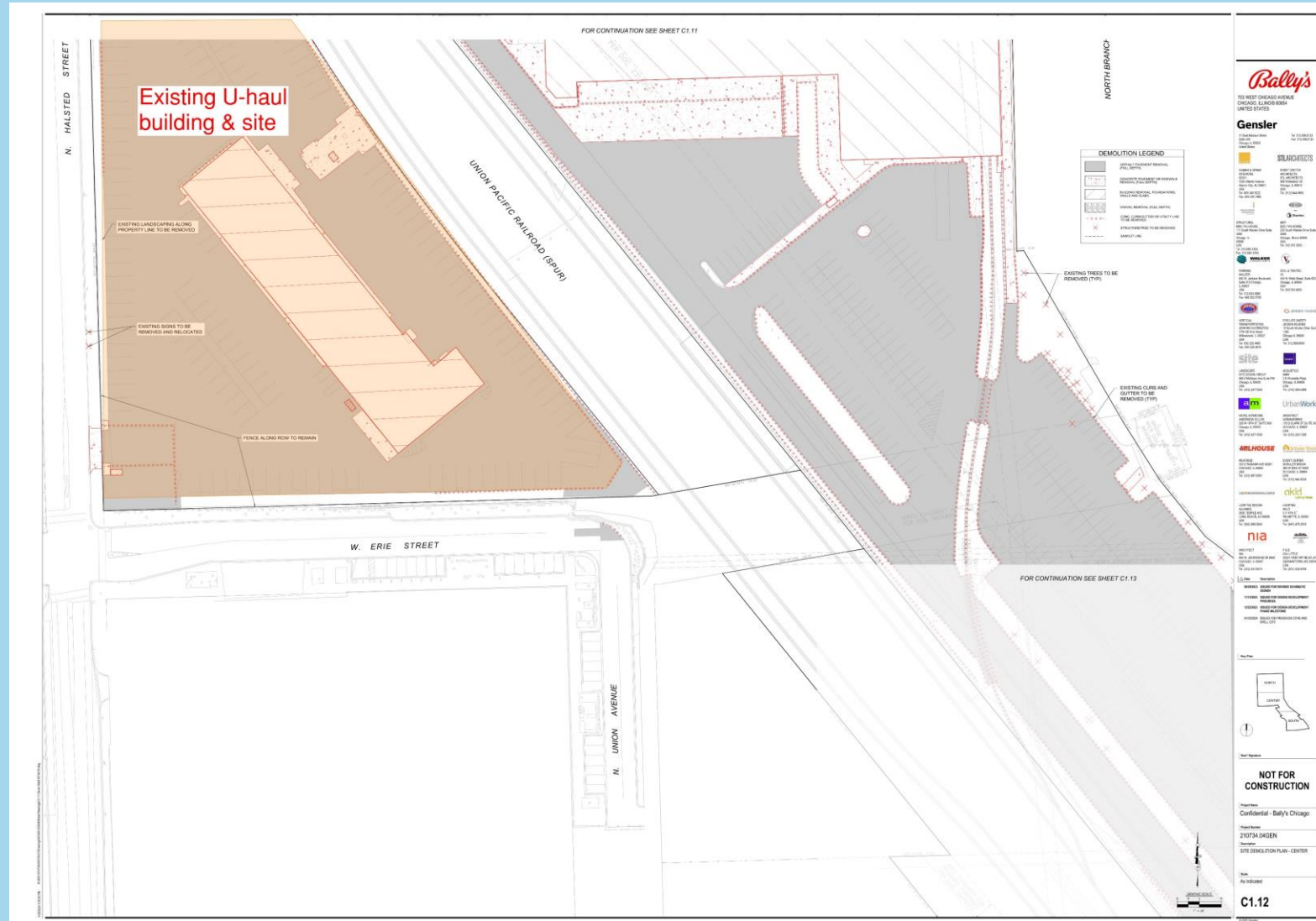
Exterior Picture
below looking
Northeast



1/32"=1'-0"



DEMOLITION PERMIT APPLICATIONS AND BUILDINGS/STRUCTURES - U-HAUL





TECHNIQUE & PROCESS OF DEMOLITION

- This is not a demolition by implosion (no explosives will be used).
- This will be a mechanical demolition.
- There are portions of the building at Tribune + U-Haul that will require hand wrecking.



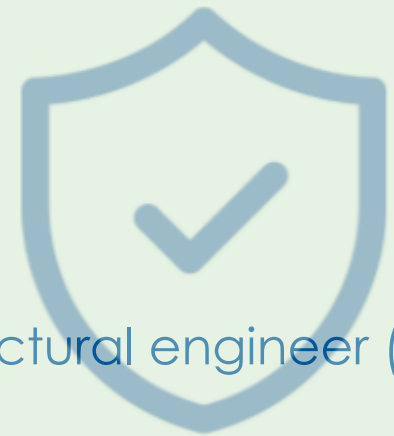


DEMOLITION REQUIREMENTS

THE CHICAGO DEPARTMENT OF BUILDINGS REQUIRES:

- Structural Condition Report *
- Safety and Operation Plan *
- 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)



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.

 **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**.





ENVIRONMENTAL AND HEALTH PROTECTIONS

The company is required to:

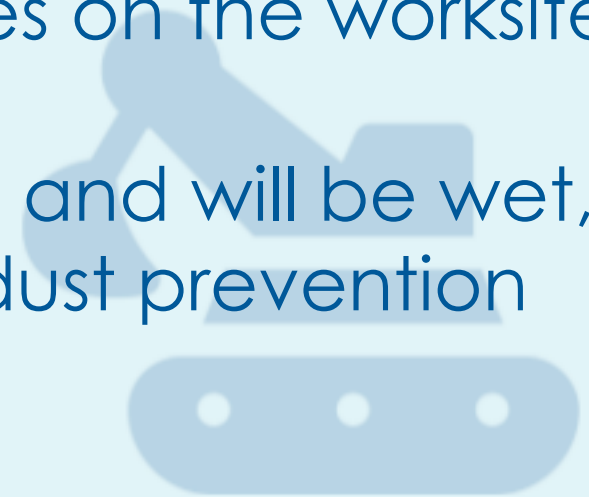
- **Abate the Asbestos**
- **Remove/dispose of Hazardous Waste**
- **Inspect for Lead**
- **Recycle or Reuse at least 50%** of uncontaminated construction and demolition debris





DUST CONTROL MEASURES

- **All dust will be controlled.**
 - All dust born debris will be **wet and covered** before leaving site
 - There is a **10-mph speed limit** for vehicles on the worksite
 - All roadways and vehicle **access points** and will be wet, swept of materials, and equipped with dust prevention measures





DUST CONTROL MEASURE EXAMPLES

- The site is covered generally with asphalt, concrete and hardscapes
- Dust Boss/water cannons will be used to add to the dust suppression efforts.





OVERSIGHT PLANS

- **Chicago Department of Buildings (DOB)** and **Chicago Department of Public Health (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.**





TRIBUNE FREEDOM CENTER + UHAUL

	Existing Conditions
Square Feet	750,000
Dock/Drive-in Doors	40
Year(s) Built	1979-1981





CURRENT SITE PLAN

Phase 1: Site Mobilization

June 2024-7/18/2024

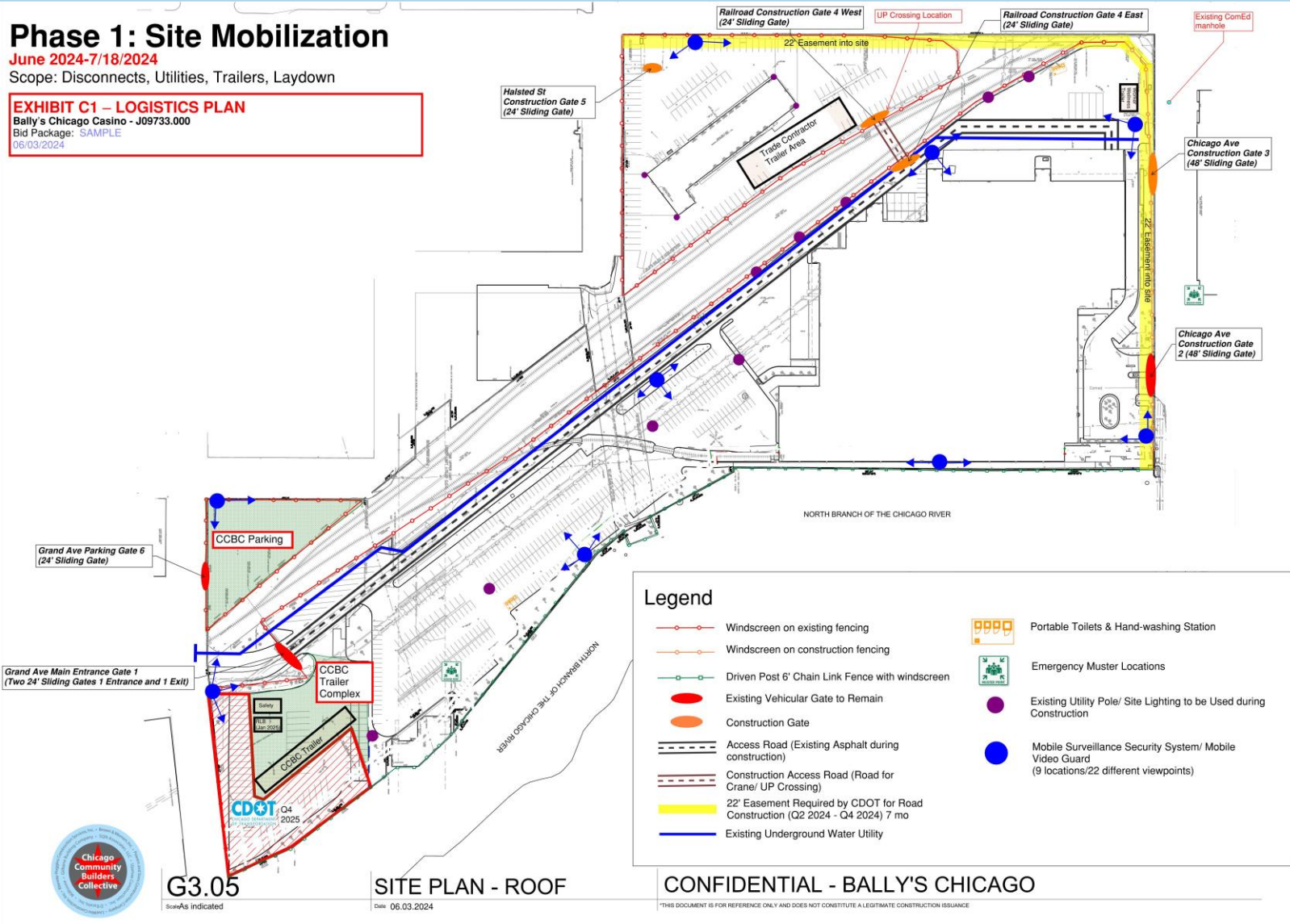
Scope: Disconnects, Utilities, Trailers, Laydown

EXHIBIT C1 – LOGISTICS PLAN

Bally's Chicago Casino - J09733.000

Bid Package: SAMPLE

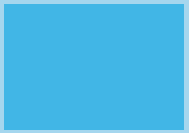
06/03/2024





DEMOLITION – BRANDENBURG INDUSTRIAL SERVICE COMPANY

- Controlled demolition of the existing structures via heavy machinery with hydraulic attachments and hand labor in certain areas.
- Process to take approximately 5 months to complete.
- Three air monitoring devices will be on-site and will report data at 15-minute intervals to ensure air quality is safe per EPA requirements.
- **THIS PROJECT WILL NOT USE IMPLOSION METHOD**



COMMUNITY COMMENTS & QUESTIONS





ADDITIONAL RESOURCES

- To learn more about demolition permits in Chicago, visit **[CHICAGO.GOV/COMPLEXDEMOLITIONS](https://www.chicago.gov/complexdemolitions)**
- To learn more about asbestos and lead hazards in demolition and renovation projects, visit **[CHICAGO.GOV/ASBESTOSLEAD](https://www.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.**

