



Remediate 280 Committee

Property Overview

February 8, 2024

Remediate 280 Vision and Mission

Vision: We will work collaboratively with a diverse array of voices of Tinley Park residents, stakeholders, and community organizations to clean up the 280 acres of the property formerly known as the Tinley Park Mental Health Center property for the betterment of our village.

Mission: Our mission is to oversee remediation of the 280 acres of property formerly known as the Tinley Park Mental Health Center property to ensure safe and proper clean-up of contamination at the site and provide regular updates to the residents of Tinley Park.

Remediate 280 Meeting Dates

The Remediate 280 Committee will meet the second Thursday of every month at 6:30PM at the Tony Bettenhausen Recreation Center located at 8125 W 171st Street. All members of the public are welcome to attend.

Meeting Schedule

Thursday, February 8, 2024

Thursday, March 14, 2024

Thursday, April 11, 2024

Thursday, May 9, 2024

Thursday, June 13, 2024

Thursday, July 11, 2024

Thursday, August 8, 2024

Thursday, September 12, 2024

Thursday, October 10, 2024

Thursday, November 14, 2024

Thursday, December 12, 2024

*Additional Meeting Dates will be added each month if needed.

Property Details

- Street Address: 7400-7600 West 183rd Street; Tinley Park, IL
- Property is ~280 acres of land (276 acres)
- There are two “campuses”
 - Tinley Park Mental Health Center (TPMHC)
 - Howe Development Center
- Currently owned by the State of Illinois Department of Central Management Services (CMS).
- Site is currently developed with approximately 45 structures.
- The site once was utilized as a full-service mental health facility, operating many of its own utilities
 - water supply, water treatment, electricity, delivery and steam generation

Structures on Site

- Power Plant, Waste Treatment Plant, Maintenance Building, Engineering and Storage Building
- Cedar Hall (former youth detention)
- Spruce Hall Medical Center
- Oak Hall; Willow Hall; Hickory Hall; Sycamore Hall; Mimosa Hall; Pine Hall
- Cottages (employee housing)
- Howe Development Center (50 attached townhomes that housed the developmentally disabled)
- Former Soccer Fields
- Lime Pit (used in Wastewater Treatment Plant)

Structures on Site

- 3-out-of-service underground storage tanks (UST's) used for fuel
- 3- out-of-service wells and associated pump houses
- possible landfills near Cedar Hall (north) and the north former soccer field
- transformers
- diesel emergency generators with 250-gallon above ground diesel storage tanks (ASTs)
- underground tunnels for utilities and patient transport
- once asphalt-paved parking lots, roadways and sidewalks
- Water Tower and underground water storage tank

TetraTech

- In August, the Board of Commissioners approved Tetra Tech, Inc. to conduct an updated Phase 1 Environmental Site Assessment (ESA) of the property.
- In order to properly access the site and buildings, Tetra Tech requested the cutting of the shrubbage as visible today.
- Entire phase 1 study is available online at the Tinley Park Park District Mental Health site [HERE](#)

TetraTech

- Environmental Conditions are generally consistent with the 2014 Phase 1 Environmental Site Assessment
- In 2023, the State removed some hazardous materials located on site; testing of State Owned transformers; and limited soil removal around the transformers.
- State sealed three onsite water supply wells.

Partnerships




- Tetra Tech
- Renee Cipriano, Former IEPA Director and Environmental Specialist
- Elizabeth Harvey, Environmental Attorney
- Burt Odelson, Tinley Park Park District Attorney
- Mike Maloney, Project Manager



Land Transfer/Funding Update



- The official land transfer is pending. At this time, an exact date is not known, but may be as early as the end of February.
 - The first payment of the \$15 million dollar grant has been received.
 - The Park District has received \$5,139,000 to reimburse costs already incurred to the District (such as brush removal, Tetra Tech costs, and the UST removal costs) in addition to future costs associated with Remediation on the site.
 - Additional payments of the \$ 15 million dollars are anticipated in the future.
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Illinois EPA and Site Demolition and Asbestos Removal Work Updates

