

MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING  
TINLEY PARK-PARK  
TINLEY PARK, ILLINOIS  
HELD ON June 12, 2025

The Remediate 280 Committee Meeting, Tinley Park-Park District scheduled to be held in the Board Room of the Bettenhausen Recreation Center on June 12, 2025, was called to order by Chairperson O'Donovan at 6:30pm.

Committee Members Present: Lisa O'Donovan (Chairperson)  
Ashley Rubino (Co-Chair)  
Melissa Sanfilippo  
Carmelita Wagner  
Sylvester Wilson

Committee Members Absent: Tana Burhans  
Bill Devine  
John Gorajski  
AJ Haj  
Dan McAllister  
Rona Szabo

Others Present: Elizabeth Harvey, Environmental Attorney  
Ryan Veldman, Superintendent of Parks/Project  
Manager  
Kelly Jones, Board Secretary

Committee member Melissa Sanfilippo moved to approve the minutes from the April 10, 2025, and the minutes from the May 8, 2025, committee meetings seconded by Committee member Carmelita Wagner and carried by a unanimous vote.

Agenda Items for Discussion:

Environmental Clean-Up Updates presented by Elizabeth Harvey, Environmental Attorney

Current Status:

- Work continues on the property, including
- Demolition debris continues to be removed

- Clean fill is being delivered to backfill foundation excavations
- Our contractor continues abatement of buildings, and demolition after a building is abated.
  - For example, abatement of Building 24 is wrapping up and the contractor will obtain a demolition permit. In Building 26 (Howe Center), Pods 100 & 101-110 have been demolished, Pods 200 & 201-210 are in the process of demolition, and the remaining portions of Building 26 have been abated.
- Above ground storage tanks are scheduled to be removed.
- The team issued a directive to the contractor, establishing priorities for work moving forward.
  - For example, completing demolition of Buildings 24 (Mimosa Hall) and 25 (Pine Hall); demolishing the water tower (Structure 19); removing transformers (no PCBs) and gear switches; abatement and demolition of Buildings 15, 16, and 17 and the well houses.
- The Park District continues to work with its legislators and the Governor's Office to secure additional funding for work on the property.

#### LUST Closure Update:

- In 1995, while the property was owned by the State, there were two leaking underground storage tank (LUST) incidents. The State removed the leaking tanks and did initial reporting, but did not perform the steps necessary to close the two incidents.
- When the Park District acquired the property in 2024, the team consulted with IEPA and took action to properly close the two incidents. The Park District's environmental consultant prepared a site investigation plan and took soil and groundwater samples.
- The sampling results did not exceed the most stringent soil and drinking water standards. No remediation was required.
- The team has worked closely with IEPA on these closure activities. We submitted the final report to IEPA. We expect IEPA to issue final approval of the closure activities and issue a No Further Remediation (NFR) letter for the two 1995 LUST incidents.

#### Site Remediation Program (SRP):

- The team is moving towards enrolling the property in the Site Remediation Program (SRP).
- The SRP provides IEPA oversight of investigation of potential contamination on the property, and, if necessary, remediation of contamination.
- When IEPA is satisfied that the property complies with all applicable standards, it will issue an NFR (No Further Remediation) letter.

### Project Manager Updates

Covered under the Environmental Clean-Up Update

### Financial Cost Update

#### \$15 million State Grant Money

As of June 1, 2025, the Park District has received \$9,701,489.78

- \$5,139,000.00 Initial Payment

- \$4,562,489.78 Reimbursement of Expenses submitted

- April expenses were submitted to the Grant Manager on May 30, 2025.

The total Remediation expenses have been \$7,068,091.73 which is 47.12% of the total grant.

Remaining amount: \$7,931,908.27 (52.88%)

Committed Funds as of June 1<sup>st</sup>: \$14,100,000 (94% of \$15,000,000 Grant)

This is based on current expenditures along with anticipated costs already allocated in the current contracts.

### Public Comment

None

### Committee Member Comments


A Committee member asked when all of the buildings will be demolished.

Environmental Attorney Elizabeth Harvey answered according to the terms of the contract, the demolition should be completed within 10 months. They are making great progress, but we do not expect all the demolition to be completed before 2026. After the abatement of each building, we must apply for a permit before demolition. It takes time to get the permits back from Cook County before we can demo, so the timelines do not always match up, But they are out there working and making great progress.

Committee Chairperson Lisa O'Donovan thanked the committee members and staff and stated that she is thankful for the smooth transition to the two new project managers. She also asked that the community be alerted to when the water tower will come down as many have inquired about this and have expressed an interest in watching the demolition.

Adjourn

Committee member Melissa Sanfilippo moved to adjourn to the July 10, 2025, meeting, seconded by committee member Sylvester Wilson and carried by a unanimous roll call vote at 6:44pm.

  
Chair