



Remediate 280 Update

Presented by the Remediate 280 Team

July 10, 2025

New Funding

- ▶ The Park District is very pleased that it has received \$18 million in additional funding from the State for work on the property.
- ▶ These additional state funds will allow the Park District to continue and complete the abatement and demolition work at the property and to remediate the property.
- ▶ We very much appreciate the work and assistance of our legislators and the Governor's Office in securing the additional funds.

New Funding (con't.)

- ▶ There are several reasons additional funds are needed to complete the work consistent with environmental laws.
- ▶ The cost estimates were prepared in the 2013 to 2014 time period. Rising construction costs and inflation since 2014 have contributed to increased costs. Further, the abandoned buildings continued to degrade in the ten-year period between the 2013-2014 estimates and the 2024 work.
- ▶ After work began in 2024, our experts were able to access all areas of the property, including areas that had been inaccessible due to unsafe building conditions and the overgrown vegetation across the property.
- ▶ Our experts found that the work needed is more extensive than the 2013-2014 estimates.
 - ▶ In addition to the more extensive abatement work needed, additional work is needed to address stormwater build up throughout the property, including in basements and in tunnels.
- ▶ The new funding allows the Park District to complete abatement, demolition, and remediation in compliance with all environmental laws.

Bids for Phase 2 Work

- ▶ The \$18 million more in state funding is a new grant, so the Park District will solicit new bids for Phase 2 of the work at the property.
- ▶ Phase 2 is continuation and completion of the ongoing abatement and demolition work at the property and includes remediation of the property.
- ▶ The team is currently drafting new bid documents setting forth the scope of Phase 2 and the requirements for bidders.

Current Status

- ▶ Abatement and demolition work is ongoing at the property.
- ▶ Our contractor continues abating buildings at the property and moving to demolition as buildings are abated.
 - ▶ For example, Buildings 15, 16, and 17 have been fully abated, and the contractor has applied for demolition permits for those buildings. Demolition of Building 5 will begin soon and demolition of Buildings 24 and 25 is continuing.
- ▶ Demolition debris continues to be removed.
- ▶ Clean fill has been delivered to backfill foundation excavations.
- ▶ Liquid remaining in the aboveground storage tanks is being removed, and the aboveground tanks will be removed shortly.

LUST Closure Update

- ▶ The team has completed the investigation and closure activities for the 1995 leaking underground storage tanks (LUST) incidents, which occurred while the State owned the property.
- ▶ Sampling results did not exceed the most stringent soil and drinking water standards. No remediation was required.
- ▶ The team has submitted all three required final reports to IEPA. IEPA has approved two of the three reports, and we expect IEPA to approve the third report shortly.
- ▶ IEPA will then send a draft no further remediation (NFR) letter for the 1995 LUST incidents. After the Park District agrees to the terms, IEPA will finalize the NFR letter.
 - ▶ There will be no use restrictions on the property covered by the NFR: the NFR will be to standards for residential use.
- ▶ The Park District will then record the final NFR in the chain of title for the property.

Site Remediation Program (SRP)

- ▶ The team continues to move towards enrolling the property in the Site Remediation Program (SRP).
- ▶ IEPA will oversee investigation of potential contamination on the property. If remediation of contamination is necessary, IEPA will also oversee remediation.
- ▶ When IEPA determines that the property meets all applicable standards, it will issue an NFR letter.

Questions?

- ▶ As always, the Remediate 280 team is happy to answer your questions.
- ▶ Does the Committee have any questions?