

MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING  
TINLEY PARK-PARK  
TINLEY PARK, ILLINOIS  
HELD ON July 10, 2025

The Remediate 280 Committee Meeting, Tinley Park-Park District scheduled to be held in the Board Room of the Bettenhausen Recreation Center on July 10, 2025, was called to order by Chairperson O'Donovan at 6:30pm.

Committee Members' Present: Lisa O'Donovan  
Bill Devine  
Dan McAllister  
Carmelita Wagner  
Sylvester Wilson

Committee Members Absent: Ashley Rubino  
Tana Burhans  
John Gorajski  
A.J. Haj  
Melissa Sanfilippo  
Rona Szabo

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

Committee member Carmelita Wagner moved to approve the minutes from the June 12, 2025, committee meeting seconded by Committee member Bill Devine and carried by a unanimous vote.

Agenda Items for Discussion:

Environmental Clean-Up Updates presented by Elizabeth Harvey

- 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.
- 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.
- 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
- 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.
- 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.
- 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.

A committee member asked about the senators that were instrumental in securing the funds.

Remediate 280 Committee Chairperson Lisa O'Donovan stated that we have worked with a lot of our local legislatures. When the project first started, nineteen local legislatures signed on to support it.

*Project Manager Updates presented by Ryan Veldman*

- Building #6 and #7, which were the dormitories, currently has fill being added to the excavations.
- Buildings #8-#14, which were the cottages. Fill has been complete on those excavations.
- Building #25, which is Pine Hall, has been demolished and debris removal is currently underway.
- Building #24, which is Mimosa, demolition is currently underway.
- Pods #100-110 have been demolished.
- Pods #200-210 and #300-310 have all been demolished and pods #400-410 demolition is currently underway. Which leaves the 500 pods and the social habitat.
- Buildings #15, 16, 18 and 29 are all well houses, oil houses and gas houses. They are currently abated, and permits are applied for.
- Structure 28 is the water reservoir has been de-watered, and demolition is currently underway.
- All ASTs have been abated, and the old tanks will be scrapped.

Committee Chairperson Lisa O'Donovan shared that the Park District-Board of Commissioners extended an invitation to Mayor Glotz and two guests of his choice to join them on a tour of the property. About two weeks ago Mayor Glotz, his executive assistant, as well as John Urbanski went on a tour of the property with the Park District board of Commissioners, Shawn Roby and Ryan Veldman. It was very exciting to see the progress that is being made on the property.

Elizabeth Harvey stated that she has had many years of experience doing these types of projects and the district and committee are doing a great job. She stated that this is a huge project, and it is moving along very quickly.

Committee Chairperson, Lisa O'Donovan stated that we have always known that \$15 million would not be enough and that we would do what we could with the \$15 million, and that has taken us up to this point. We are very grateful for the additional funds, and we are looking forward to the next bid coming out so that we can continue on with this project and get this land cleaned up and cleaned up right for the community, which has always been our number one goal.

#### Financial Cost Update:

As of June 1st, 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 reimbursements were submitted to the Grant Manager on May 30, 2025.

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

The remaining amount is: \$7,931,908.27 (52.88%)

#### Public Comment:

A resident asked where the public can see the breakdown of the financial information. She stated the more information that is shared with the public the less money needs to be spent on FOIAS.

A resident asked about the reimbursements and what they are for. Committee Chairperson Lisa O'Donovan explained that the way the grant works is that they give us an initial payment up front and then we submit our expenses, and they reimburse us. So, the \$4,562,489.78 is the expenses that we have submitted to the state, and they have reimbursed us for. The expenses are for the contractor, air monitors and everything else on site.

A resident asked when OMEGA will stop work. Committee Chairperson O'Donovan explained that OMEGA is still working through the initial bid, that the \$15 million was for.

They will complete that scope of their work in the next couple of months. We will have our 2<sup>nd</sup> bid go out shortly for the scope of the work to continue.

A resident asked who is paying for the fill that is being brought in.

Environmental Attorney, Elizabeth Harvey answered that it came from a couple of different construction projects that wanted to get rid of their fill, they trucked it in for free and even dumped it for us for free. All the fill has been tested to make sure it is clean and meets all safety standards.

A resident asked where the piles of concrete, brick, and rubble will go. Elizabeth Harvey answered that the contractor OMEGA is required to truck it off to an appropriate licensed disposal facility. The location varies depending upon the material, whether it is concrete or brick. They try to recycle as much demo debris as possible which not only is a condition of OMEGA's contract but a requirement from Cook County.

A resident asked if any recycling will be allowed back in the holes. And if not why. The Project Manager, Ryan Veldman, answered that nothing we demolish is going back in the holes. Environmental Attorney, Elizabeth Harvey answered we were lucky that we received inquiries from these two different construction projects which made it a lot more cut and dry because we know where the fill came from and what is in it. Committee Chairperson, Lisa O'Donovan, answered that we as a park district, want to ensure that whatever we put in there, that it is the cleanest that it can be and up to the standards of the EPA.

A resident expressed concern about the routes the trucks take. Project Manager, Ryan Veldman answered that majority of the trucking routes head right to Route 80. Environmental Attorney Elizabeth Harvey explained about the third-party air monitoring.

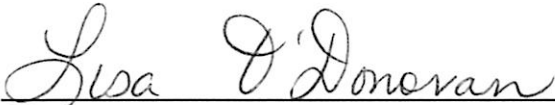
Committee Chairperson Lisa O'Donovan stated the Board of Commissioners take these concerns as seriously as the community does because all of our families live here and we want to ensure that the future is going to be able to enjoy this. So, anything that comes on the property or leaves the property is tested. We have a very good working relationship with all our government entities whether it is the EPA or Cook County so that all the pieces are working together to make sure we are doing this properly.

#### Committee Member Comments:

Committee Chairperson Lisa O'Donovan stated that we are excited for this next phase so we can continue with our project. We are also excited to see the rest of the Howe Center come down it is really incredible what is happening on that side of the land.

Adjourn

Committee member Sylvester Wilson moved to adjourn to the Thursday, August 7, 2025, meeting, seconded by committee member Bill Devine and carried by a unanimous roll call vote at 6:58pm.

A handwritten signature in cursive script, reading "Lisa J. Donovan", is written over a horizontal line.

Chair