



# Remediate 280 Update

Presented by the Remediate 280 Team

January 8th, 2026

# Phase 2 Work

- ▶ Phase 2 includes abating asbestos and other regulated wastes from the remaining buildings on the property. This includes the power plant, the water tower, the reservoir, and the tunnels.
- ▶ The buildings will be demolished after they have been properly abated.
- ▶ Brandenburg Industrial Services mobilized and began bringing equipment to the property on December 15, 2025.

# Phase 2 Work (continued)

- ▶ Work has begun on Phase 2. For example, Building 1 is being abated. Brandenburg has notified, as required, the State and Cook County that it will be demolishing structures and has applied for demolition permits from Cook County.
- ▶ Work has been slowed by inclement weather, including high winds, sub-zero wind chills, and snow/rain/ice. Brandenburg and its asbestos removal subcontractor Safe Environment Group continue to work as weather allows.

# Phase 1 Work Close Out

- ▶ The team has continued to work to close out work performed by Omega at the site under Phase 1 of cleanup to ensure that Omega properly completes all work it was required to perform under its contract.
- ▶ Our partner the Cook County Department of Environment and Sustainability has issued supplemental permits to Omega for the close out work.
- ▶ The close out of Phase 1 work by Omega will take place while Phase 2 work by Brandenburg proceeds. Fencing is being installed to separate the Phase I work area from the Phase 2 work area.
  - ▶ Omega will begin the close out work after the fencing is installed and when the weather permits.

# Site Remediation Program (SRP)

- ▶ The team has enrolled the property into the Site Remediation Program (SRP) and a project manager has been assigned by IEPA.
  - ▶ The SRP is the procedure used to obtain a No Further Remediation (NFR) letter.
- ▶ We submitted the required Comprehensive Site Investigation (CSI) plan to IEPA on December 22, 2025.
- ▶ IEPA will review the CSI plan and make recommendations if necessary, and subsequently approve the plan.
  - ▶ IEPA has 60 days to review the CSI plan, make comments, and approve the CSI. IEPA sometimes approves the CSI with conditions.
    - ▶ 60 days is February 21, 2026.

# Site Remediation Program (SRP) (continued)

- ▶ After IEPA approves the CSI, the team, working with our consultant Tetra Tech, will perform the investigation.
- ▶ The team will then summarize the results in a “Site Investigation Report”.
- ▶ Whether we will be required to perform additional remediation of the site depends upon the results of the investigation.
- ▶ There are three additional plans and reports required by the SRP:
  - ▶ Remediation Objectives Report
  - ▶ Remedial Action Plan
  - ▶ Remedial Action Completion Report
- ▶ Depending upon the results of remediation (if any) we may be able to combine those reports.

# Site Remediation Program (SRP) (continued)

- ▶ When IEPA determines that the property meets all applicable standards to be used for recreational purposes, IEPA will issue a comprehensive No Further Remediation letter, which means the property is ready for redevelopment.
- ▶ IEPA has already issued NFR letters for two areas which previously had underground storage tanks.

# Conclusion

- ▶ The team is happy to answer your questions.
- ▶ Does the Committee have any questions?