

# Remediate 280 Update

Presented by the Remediate 280 Team

February 12th, 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 has been working on the property since December 2025.

## Phase 2 Work (continued)

- ▶ Although the recent weather—sub-zero temperatures, low wind chills, and snow—has been challenging, Brandenburg and its asbestos subcontractor Safe Environment Group are working steadily, as the weather allows.
- ▶ Brandenburg has been working on multiple buildings. For example only, it has removed the slab at Building 24 (Mimosa Hall) and has been removing caulk at Building 3 (Spruce Hall) and Building 23 (Cedar Hall).
- ▶ Brandenburg also continues to pump water from the tunnel system and from basements.

# Maple Hall



# Spruce Hall



# 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 is working with Omega on details of the supplemental permits for the close out work.
- ▶ The close out of Phase 1 work by Omega will take place while Phase 2 work by Brandenburg proceeds. The Phase 1 work area is separated from the Phase 2 work area.
- ▶ Omega is tentatively scheduled to begin work the week of February 23, 2026, depending on the availability of Cook County personnel.

# Site Remediation Program (SRP)

- ▶ The team has enrolled the property into the Site Remediation Program (SRP) to obtain a No Further Remediation (NFR) letter.
- ▶ We submitted the required Comprehensive Site Investigation (CSI) plan to IEPA in December 2025.
- ▶ We received comments from IEPA this week. IEPA asks for additional sampling locations, testing for additional contaminants of concern (COC), and additional investigation of mercury near Cedar Hall.
  - ▶ The mercury is in an outdoor area in which light bulbs had been intentionally broken, while the State owned the property.
- ▶ The team is reviewing IEPA's comments, and will submit an amended CSI.

# Site Remediation Program (SRP) (continued)

- ▶ In order to obtain the NFR as soon as possible, the team is submitting separate CSIs for three separate areas of the property. The CSI currently pending is for a 90-acre western portion of the site, on which development for recreational use will likely occur first.
- ▶ The team has completed a CSI for the second parcel, which is the 110-acre northeast portion of the property. That CSI is being submitted to IEPA this week, for its review and comment.
- ▶ The team will develop a CSI for the third parcel, which is the southeast portion of the property.

# Site Remediation Program (SRP) (continued)

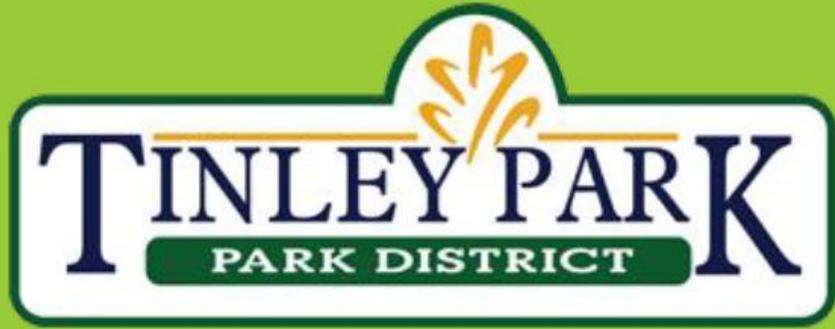
- ▶ After IEPA approves the CSI, the team, working with our consultant Tetra Tech, will perform the investigation.
- ▶ The team will then summarize the results in a “Site Investigation Report”.
- ▶ Whether we will be required to perform additional remediation of the site depends upon the results of the 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?



## Remediate 280 Committee

Site Photos

February 2026











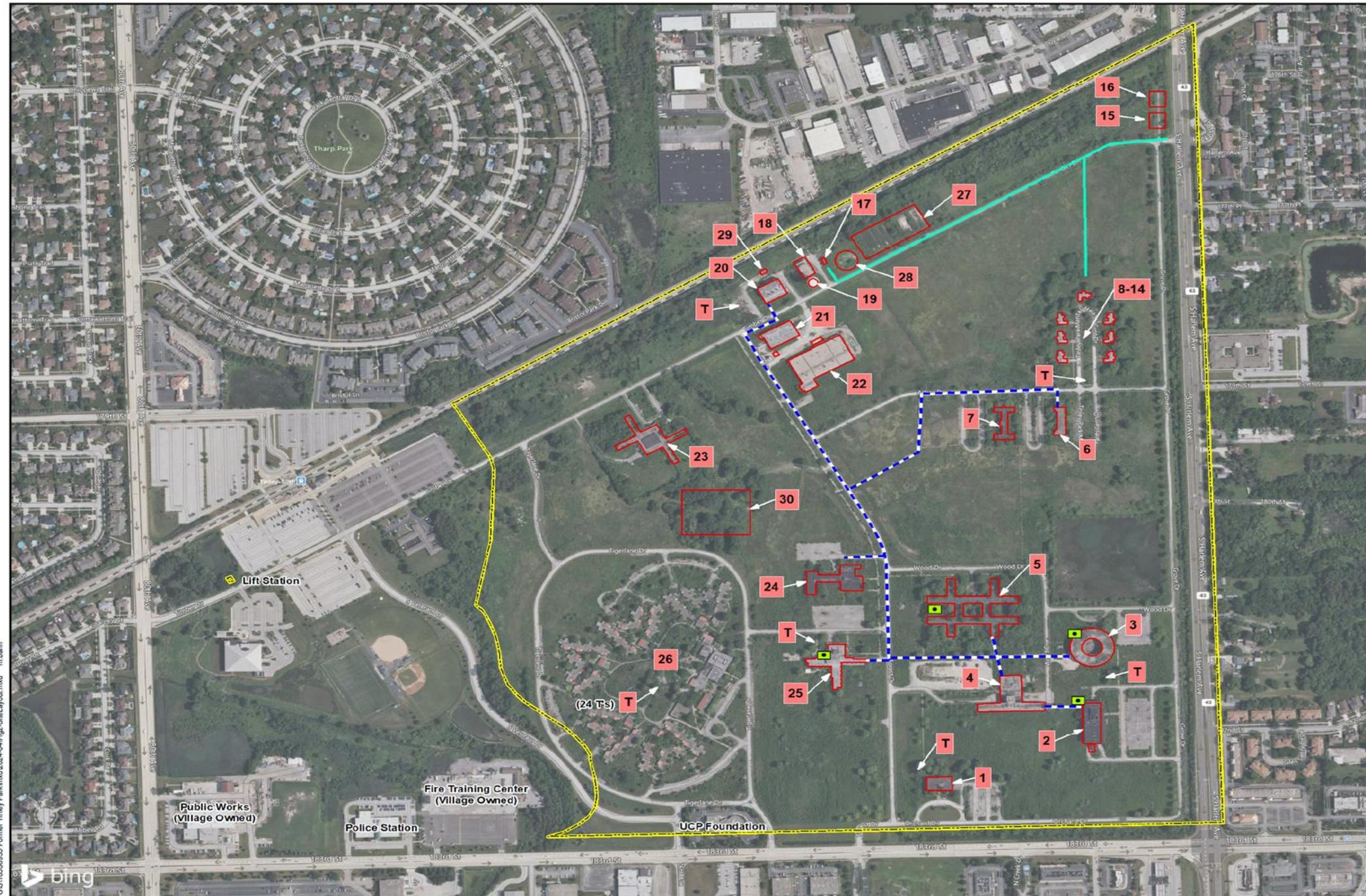






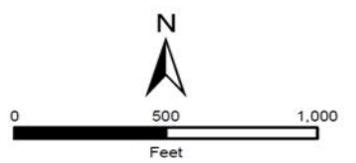






- Legend**
- Aboveground Storage Tank Location
  - 8" Gas Line
  - - - Approximate Tunnel Location
  - Approximate Site Boundary

- Buildings:**
- 1 - Administrative Building
  - 2 - Maple Hall
  - 3 - Spruce Hall Medical Center
  - 4 - Oak Hall
  - 5 - Willow Hall - Cafeteria and Classroom
  - 6 - Sycamore Hall
  - 7 - Hickory Hall
  - 8-14 - Cottages
  - 15-16 - Well Houses
  - 17 - Well and Gas House
  - 18 - Water Treatment Plant
  - 19 - Water Tower
  - 20 - Power Plant
  - 21 - Garage Building
  - 22 - General Mech/Storage Shop
  - 23 - Cedar Hall
  - 24 - Mimosa Hall
  - 25 - Pine Hall
  - 26 - Howe Center
  - 27 - Lime Pits
  - 28 - Underground Water Reservoir
  - 29 - Oil House
  - 30 - Old Farm House
  - T - Transformers



Former Tinley Park Health Center  
Tinley Park, Cook County, Illinois

**Figure 2**  
Site Layout Map

