

MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING  
TINLEY PARK-PARK  
TINLEY PARK, ILLINOIS  
HELD ON FEBRUARY 12, 2026

The Remediate 280 Committee Meeting, Tinley Park-Park District scheduled to be held in the Board Room of the Bettenhausen Recreation Center on February 12, 2026, was called to order by Chairperson O'Donovan at 6:30pm.

Committee Members' Present: Chairperson Lisa O'Donovan  
Co-Chair Ashley Rubino  
Dan McAllister  
Melissa Sanfilippo  
Sylvester Wilson

Committee Members Absent: Tana Burhans  
Bill Devine  
John Gorajski  
A.J. Haj  
Rona Szabo  
Carmelita Wagner

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

Approval of the November 13, 2025, December 11, 2025, and January 8, 2026, Remediate 280 Committee meeting minutes will be added to the March 12, 2026, Committee meeting due to absence of a quorum.

Agenda Items for Discussion:

Environmental Clean-Up Updates

Elizabeth Harvey reported on:

Phase 2 work:

-Phase 2 includes abating asbestos and other regulated waste 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.
- 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.

#### 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:

- 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.

-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.

-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.

-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.

Project Manager Updates

Ryan Veldman showed photos from the site.

Financial Cost Update:

Committee-Chairperson O'Donovan reported:

We are still working off the \$15 Million State Initial Grant Money.

As of February 1<sup>st</sup>, the Park District has received \$13,192,995.27.

- \$5,139,000.00 – Initial payment

- \$8,053,995.27 -Reimbursements received

- In January, \$545,175.52 was received for August and September reimbursements

- Due to receive September-December expenses

- The total remediation expenses paid have been \$8,548,416.10 which is 56.99% of the total grant.

Remaining amount: \$6,451,583.90 (43.01%)

We have not started on the \$18 million grant yet. We are in a good place.

As we continue to close out the work performed by Omega, the Park District is working to finalize all outstanding invoices.

Public Comment:

A new Tinley Park resident stated they are excited about the project, and they look forward to volunteer opportunities.

Committee Member Comments:

Committee Member Wilson asked about the location of Maple Hall and its demo schedule. Committee Chairperson O'Donovan reported that demo on Maple hall began today. She explained that as they are taking the building down, the materials are separated into piles. One of the piles being materials that can be recycled.

Committee Chairperson O'Donovan commented on how excited she is to see the progress on the property.

Committee member McAllister, who once worked at the Mental Health Center as well as some of his family members, stated the Mental Health Center has been part of his family forever and he is glad to see it go.

Adjourn

Committee Member Sanfilippo moved to adjourn to the March 12, 2026, meeting, seconded by Committee Member McAllister and carried by a unanimous roll call vote at 6:57pm.

  
Chair

KAJ:kaj; 2/13/2026