

# Remediate 280 Update

Presented by the Remediate 280 Team

March 12th, 2026

# Phase 2 Work

- ▶ Phase 2 continues and includes abating asbestos and other regulated wastes from the remaining buildings on the property. 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)

- ▶ Brandenburg and its asbestos subcontractor Safe Environment Group are working steadily, as the weather allows. Abatement is completed in many areas now and work is currently occurring within the tunnels
- ▶ Brandenburg has been working on multiple buildings. Building 2, Maple Hall was recently razed and Building 3, Spruce Hall demolition beginning Monday, March 16<sup>th</sup>.
- ▶ The following buildings await demolition
  - ▶ Building 1, Administration
  - ▶ Building 23, Cedar Hall
  - ▶ Building 4, Oak Hall
  - ▶ Building 5, Willow Hall

# Maple Hall



# Maple Hall



# Maple Hall



# Spruce Hall



# Cedar Hall

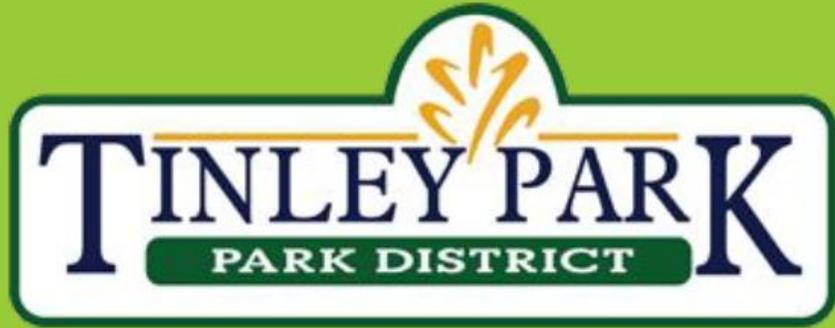


# Lime Pits



# Conclusion

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



# Site Remediation Program (SRP) Overview

## February 2026



Illinois Environmental  
Protection Agency

# Purpose of the Site Remediation Program (SRP)

- *Allows “remediation applicants” (persons/entities performing investigative or remedial activities) a mechanism to have IEPA review and evaluate remediation plans and provide technical assistance.*
- *Goal: Obtain a No Further Remediation (NFR) letter for a property*
  - *IEPA issues an NFR when the applicant shows, through proper investigation and if necessary remedial action, that the environmental conditions at the site do not present a significant risk of harm to human health or the environment*
- *THE SRP is a VOLUNTARY program. It is not a requirement to enter the SRP.*

# No Further Remediation (NFR) Letters

- An NFR letter is *prima facie* evidence that a property is not a significant risk to humans or the environment, as long as the site is used as allowed by the terms of the NFR.
  - TPPD is seeking an NFR for residential use as this is a stricter standard than commercial/industrial standards.
  - A residential use allows unrestricted use of the property, and therefore is the proper standard for recreational use.
  
- An NFR can be “comprehensive” or “focused”. A focused NFR is limited to successful investigation and remediation of specific “contaminants of concern (COC)”. (Example: a leaking UST with gasoline-only COC of petroleum)
  - TPPD is seeking a comprehensive NFR.
  - The NFR letter must be recorded in the chain of title, so everyone is aware of the terms of the NFR.

# Site Activities and Required Reports

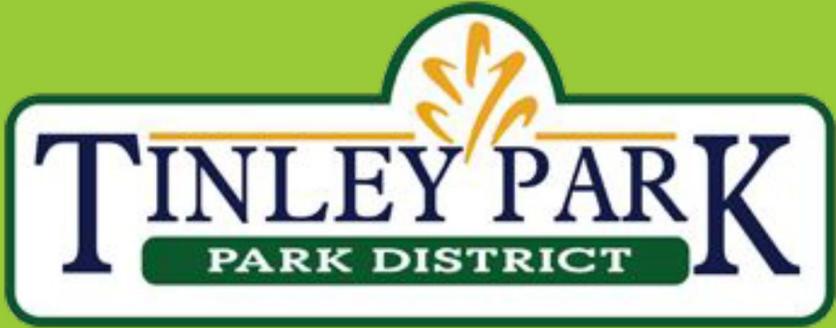
- There are several steps and reports in the SRP.
  - Comprehensive Site Investigation (CSI) Plan
    - Tells the IEPA the planned investigation; IEPA reviews and provides feedback
    - After IEPA approves the CSI plan, the applicant moves forward with investigation in plan.
- After the applicant performs the work as outlined in the CSI, it prepares and submits a Site Investigation Report-a report of the investigation activities and results
- Remediation Objective Report-identifies and discusses the specific standards the applicant proposes to apply
- Remedial Action Completion Report-all remedial activities have been completed and the property meets the standards as proposed to apply

## *Site Activities and Required Reports*

- Depending on the results of the investigation and any remediation, it is possible to combine and submit 2 or more reports concurrently.
- IEPA has 60 days from receipt of a plan (or 90 days if more than one plan is submitted simultaneously) to review and approve, approve with conditions, or disapprove.

## *Issuance of No Further Remediation Letters*

- IEPA will issue NFR letters within 30 days of its approval of the remediation action completion report.
- The applicant must then record the NFR in the chain of title within 45 days of receipt of the NFR.



## Remediate 280 Committee

Financial Update

March 12, 2026

# *\$15 Million State Grant Money*

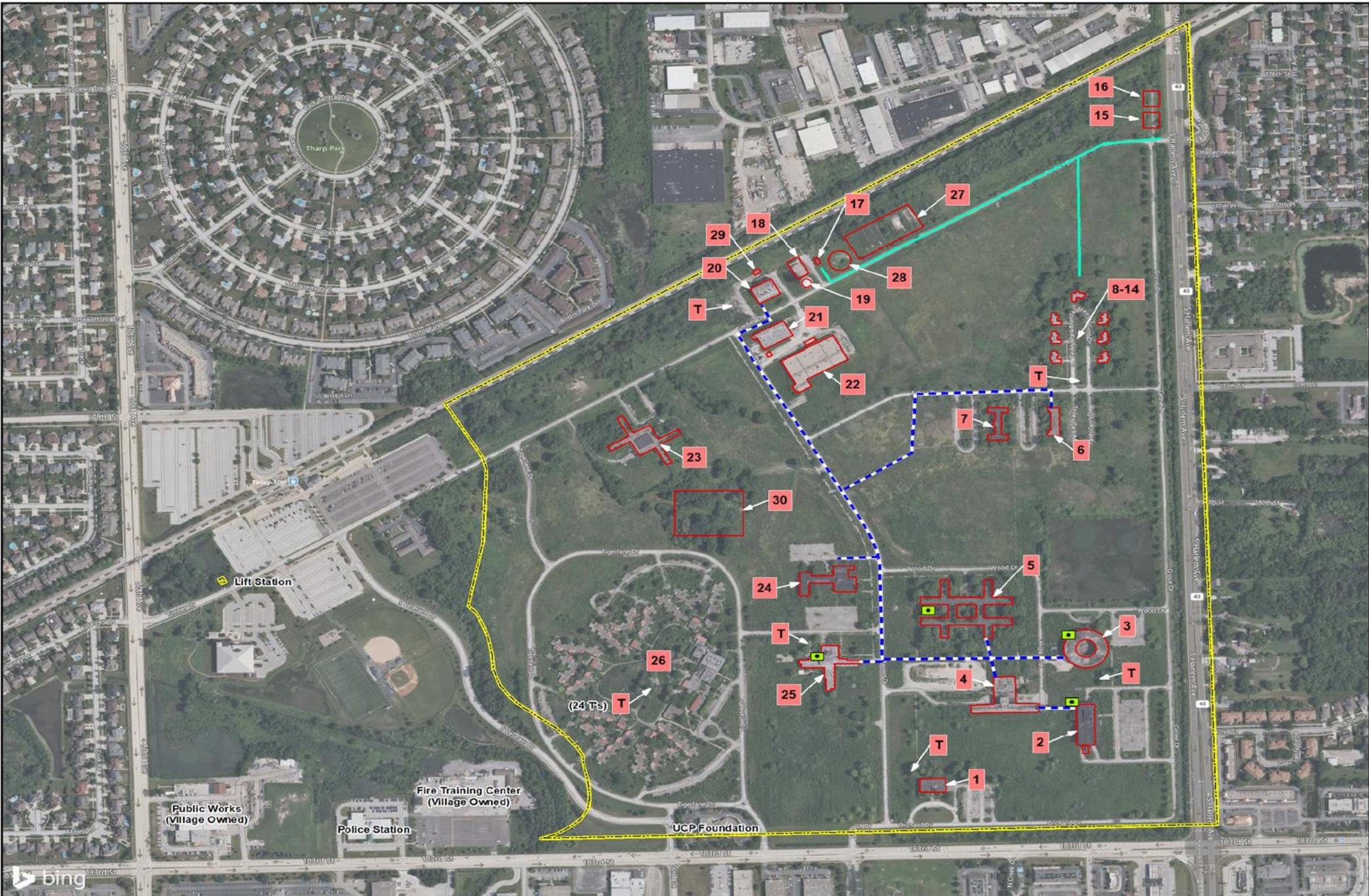
As of March 1st, the Park District has received \$13,192,995.27

- \$5,139,000.00-Initial Payment
- \$8,053,995.27- Reimbursements Received
- Due to receive October-January Expenses
- February expenses will be submitted this month
- The total Remediation expenses paid have been \$10,387,572.79 which is 69.25% of the total grant.

Remaining amount: *\$4,612,427.21 (30.75%)*

## *\$15 Million State Grant Money*

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

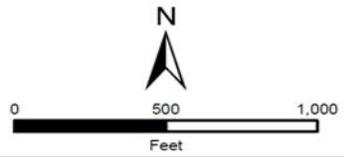


**Legend**

- 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

