



# Remediate 280 Update

Presented by the Remediate 280 Team

April 9th, 2026

# Phase 2 Work

- ▶ Our contractor Brandenburg Industrial Services continues work on Phase 2.
- ▶ 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 abatement portion of Phase 2 has been finished. Brandenburg's asbestos subcontractor Safe Environmental has completed abatement of all buildings.

# Phase 2 Work (continued)

- ▶ The second part of Phase 2 is demolishing the buildings after abatement is completed.
- ▶ Brandenburg began demolishing buildings in February 2026, as buildings were abated.
  - ▶ Our consultant True North continues air monitoring to ensure the demolitions comply with regulations and permit requirements.
- ▶ Brandenburg continues to make significant progress on demolishing buildings. For example only, the above-grade portion of Spruce Hall (Building 3) has been demolished. Brandenburg is sorting and removing the debris and will demolish the basement.

# Phase 2 Work (continued)

- ▶ The above-ground portion of the administration building (Building 1) has also been demolished. After the debris is sorted and removed, Brandenburg will demolish the basement.
- ▶ Brandenburg is currently working on the Lime Pits (Building 27).
- ▶ The Reservoir (Building 28) has been backfilled.

# Spruce Hall



# Backfilling



# Southeast Corner of the Property



# Phase 1 Work Close Out

- ▶ The team continues to monitor Omega's close-out work on Phase 1 of the cleanup to ensure that Omega properly performs all work required under its contract.
- ▶ Our partner the Cook County Department of Environment and Sustainability has worked with Omega on details of the supplemental permits for the close out work.
- ▶ Omega began the Phase I close out work in late February and has made good progress.

# Site Remediation Program (SRP)

- ▶ The team has enrolled the property into the Site Remediation Program (SRP) to obtain a No Further Remediation (NFR) letter.
- ▶ In order to obtain the NFR as soon as possible, the team is submitting separate Comprehensive Site Investigation (CSI) plans for three separate areas of the property.
- ▶ We submitted the CSI plan for the 90-acre western portion of the site, on which development for recreational use will likely occur first, in December 2025.
  - ▶ IEPA provided comments on that plan, asking for additional sampling locations, testing for additional contaminants of concern (COC), and additional investigation of mercury near Cedar Hall.
- ▶ The team has reviewed IEPA's comments and has had additional conversations with IEPA for clarification. The team is preparing an amended CSI with the information IEPA requests.

# Site Remediation Program (SRP) (continued)

- ▶ In March 2026 the team submitted a CSI for the second parcel, which is the 110-acre northeast portion of the property.
  - ▶ Late last week IEPA provided comments on that second CSI. The team is reviewing IEPA's comments and will submit the information IEPA requests.
- ▶ 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, beginning with the 90-acre western portion of the property.
- ▶ 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 investigation 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.

# Southeast Corner of the Property



# Southeast Corner of the Property



# Conclusion

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