



Remediate 280 Update

Presented by the Remediate 280 Team

July 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 buildings and structures on the property.
- ▶ The abatement portion of Phase 2 has been completed. Brandenburg's asbestos subcontractor Safe Environmental completed abatement of all buildings.
- ▶ Brandenburg is continuing the second part of Phase 2, demolishing the buildings and removing the demolition debris.
- ▶ Our third-party consultant True North continues air monitoring to ensure the safety of the community.

Phase 2 Work (continued)

- ▶ Brandenburg's current work includes the powerhouse. Brandenburg began demolishing the powerhouse on July 6, 2026, starting on the north/northwest side of the building.
- ▶ Brandenburg continues to remove and properly dispose of demolition debris from the site.



Demolition work at the Powerhouse



North side of the Powerhouse

Willow Hall Demo + Southeast Corner Update



Demolition at Willow Hall



Southeast corner of the property

Phase 1 Work Close Out

- ▶ Omega has completed its Phase 1 close out work, including final demolition of the Howe Center (Building 26) and removal of the demolition debris.
- ▶ Omega's close out work was done under supplemental permits issued by our partner the Cook County Department of Environment and Sustainability.
- ▶ Omega has finished its work and has removed all of its equipment from the site.

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 first submitted the CSI plan for the 90-acre western portion of the site, on which development for recreational use will likely occur first.
- ▶ 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.
- ▶ We submitted an amended plan to IEPA on May 21, 2026. On June 12, 2026 IEPA provided its comments on the amended plan. IEPA approved the modifications.

Site Remediation Program (SRP) (continued)

- ▶ The team submitted a CSI for the second parcel, which is the 110-acre northeast portion of the property.
- ▶ In April 2026 IEPA provided comments on that second CSI.
- ▶ The team is preparing an amended CSI plan, which addresses IEPA's comments, including additional sampling locations and additional testing for COCs. We expect to submit that amended CSI to IEPA in the next two weeks.
- ▶ The team will then 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 is preparing an “invitation to bid” for the drilling work needed for the investigation. We are also preparing invitations to bid for other services needed for the investigation, such as environmental sampling assistance and laboratory services.
- ▶ The team will summarize the results of the investigation 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.

Conclusion

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