

MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING
TINLEY PARK-PARK
TINLEY PARK, ILLINOIS
HELD ON MAY 14, 2026

The Remediate 280 Committee Meeting, Tinley Park-Park District scheduled to be held in the Board Room of the Bettenhausen Recreation Center on May 14, 2026, was called to order by Chairperson O'Donovan at 6:30pm.

Committee Members' Present: Chairperson Lisa O'Donovan
Co-Chair Ashley Rubino
John Gorajski
A.J. Haj
Dan McAllister
Carmelita Wagner

Committee Members Absent: Tana Burhans
Bill Devine
Melissa Sanfilippo
Rona Szabo
Sylvester Wilson

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

Committee Member Wagner moved to approve the April 9, 2026, Remediate 280 Committee meeting minutes seconded by Committee Member McAllister and carried by a unanimous roll call vote.

Agenda Items for Discussion:

Environmental Clean-Up Updates

Elizabeth Harvey reported:

- Brandenburg Industrial Services continues work on Phase 2.
- 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 abatement portion of Phase 2 has been completed. Brandenburg's asbestos subcontractor Safe Environmental has completed abatement of all buildings.
- Brandenburg is continuing the second part of Phase 2—demolishing the buildings now that abatement is completed.

- Our third-party consultant, True North, continues air monitoring to ensure the work complies with regulations and permit requirements.
- Brandenburg continues to make significant progress. For example, the administration building (building 1) has been completely demolished, the demolition debris removed, and the demolition area backfilled.
- Brandenburg has begun demolishing Oak Hall (building 4).
- The lime pits (building 27) and the reservoir (building 28) have been completed and backfilled.
- Brandenburg has started demolishing the tunnels along the Harlem Avenue side.
- Brandenburg has also demolished, processed, and backfilled:
 - Maple Hall (building 2) -Demo and Backfill complete
 - Spruce Hall (building 3) – Demolished- clean up in progress, Backfill remains.
 - Mimosa Hall (building 24) -Backfill complete.
 - Pine Hall (building 25) – Backfill complete
- Omega continues to perform its Phase 1 close out work. The Phase 1 work is to ensure that Omega properly completes all of the work it was required to perform 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 has removed much of the subsurface transite piping and expects to finish transite removal next week.
- The team has enrolled the property in 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 the 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 had additional conversations with IEPA for clarification, particularly about the number and locations of sampling borings. The team is finalizing an amended CSI with the information IEPA requests.
- In March 2026, 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.
- 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, 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.

-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 development.

-IEPA has already issued NFR letters for two areas which previously had underground storage tanks.

Project Manager Updates

Covered under the Environmental Clean-Up Updates

Financial Cost Update:

\$15 Million State Grant Money:

As of May 1st, the Tinley Park-Park District has received \$15,000,000.

- \$5,139,000.00 – Initial Payment

- \$9,861,000.00 – Reimbursements Received

- The total Remediation expenses paid have been \$13,094,721.03 which is 87.30% of the total grant.

Remaining amount: \$1,905,278.97 (12.70%)

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

The State of Illinois also issued us an \$18,000,000 grant, which remains untapped.

We are progressing in a quick and responsible way.

Public Comment:

A resident stated thank you for doing a great job.

Committee Member Comments:

Chairperson O'Donovan reminded everyone that the Site Remediation Program was not mandatory. The Park District did not have to enter the Site Remediation Program. Chairperson O'Donovan stated that we said going into the project that we wanted to do it the safest way possible for our community by partnering up with everyone to ensure that we are cleaning up to the highest standards so we can move forward with development knowing that it's in a place where it's going to be safe for all.

A Committee Member asked how deep are the tunnels that are being removed? Superintendent Ryan Veldman answered that the tunnels are about 12-15 feet deep and a lot of the tops of the tunnels served as sidewalk for the community.

A Committee Member asked about the developmental timeline and are we focusing our attention first on the 90-acre southwest parcel and then on to the Northeast parcel? Committee Chairperson Lisa O'Donovan answered that we are getting ready to launch our Community Engagement Campaign. We will be bringing in all of the stakeholders such as the SSSRA, the School Districts and the public to get feedback on what they would like to see on the property, both in an electronically and in a public forum. We will be launching this in the next couple of months. Our focus will be on the first 90 acres then work on developing the next stage, which is the Northeast parcel. We are excited to hear from the public.

Committee Chairperson thanked the team for working together and making this happen.

Adjourn

Committee Member McAllister moved to adjourn to the June 11, 2026, meeting, seconded by Committee Member Haj and carried by a unanimous roll call vote at 6:49pm.



Chair