

# Tinley Park Mental Health Center – Current Status and Activities



- **Tetra Tech is completing a “Refresh” of 2014 Phase I Environmental Site Assessment**
  - Initial Findings:
    - Environmental Conditions are generally consistent with the 2014 Phase I Environmental Site Assessment
    - In 2023, the State removed some hazardous materials located on site; testing of State-owned transformers; and limited soil removal around the transformers. Some hazardous materials could not be addressed by the State due to limited access and funding.
    - State sealed three onsite water supply wells. Tetra Tech will evaluate further.
    - Heavy vegetation located on the site limits access to some areas and must be removed to complete this phase of the evaluation.

- **The Team has identified the following as priority action items:**

- **Vegetation clearing:** Within 45 days, the Park District will seek bids for the removal of overgrown vegetation for better access to the site.
- **Demolition and Abatement:** The current recommendation is to conduct demolition of site structures and infrastructure at the same time as asbestos abatement/removal work to gain efficiencies. The final approach will be determined after the asbestos survey is complete.
- **LUSTs/USTS:** Once vegetation clearing is accomplished and the Phase I Environmental Assessment can be completed, Tetrattech will work with the Illinois EPA on closing out and removing existing underground storage tanks.
- **Hazardous Materials:** Tetrattech will develop a phased plan for removal of remaining hazardous materials based on risk. This work will be completed once demolition and asbestos abatement/removal is completed.

- **The Team’s Recommendation is to address critical issues before the site is enrolled in the IEPA Site Remediation Program (SRP).**
  - The overall remediation of the site will occur within Illinois EPA’s SRP (this is the State’s voluntary clean up program) with the Agency’s oversight and expertise.
  - Addressing Priority Action Items will minimize any existing site risks and help inform the overall remediation budget.
  - Supplemental site investigation activities can be completed in accordance with Illinois EPA requirements for site closure.
  - Illinois EPA requires that any existing leaking underground storage tank be removed and closed prior to entering any parcel into the SRP.
  - Parceling of the property is an effective way to manage remediation work under the SRP based on the Park District’s plans and community input.

# Tinley Park Mental Health Center –Proposed Timeline (Subject to State/Local/and Contractor Requirements)

- Tetra Tech Reports:
  - Draft Phase I ESA and Hazardous Materials Survey - Week of September 25, 2023
  - Asbestos Survey – Mid-October 2023
- Vegetation Clearing
  - Bids requests are being developed and solicited
- Asbestos/Demolition Procurement:
  - November/December 2023
- LUST/UST Closure:
  - UST Removal (3 USTs) – November/December 2023
  - LUST Closure – Stage I Investigation/Remedial Completion – Spring 2024
- Asbestos Abatement/Demolition:
  - Abatement: Start Winter/Spring 2024 – Completion: Summer 2024
  - Demolition: Start late Spring 2024 – Completion Summer/Fall 2024
- Initiate SRP and Pre-development Activities:
  - Summer 2024