

Village President

Michael W. Glotz

Village Clerk

Nancy M. O'Connor

Village Trustees

William P. Brady
William A. Brennan
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Village Hall

1250 S. Oak Park Ave.
Tinley Park, IL 60477

Administration

(708) 444-5700
Fax: (708) 444-5099

**Community
Development**

(708) 444-5100
Fax: (708) 444-5199

Public Works

(708) 444-5500

Police Department

7850 W. 183rd St.
Tinley Park, IL 60477
(708) 444-5300
Non-Emergency
Fax: (708) 444-5399

John T. Dunn

Public Safety Building

17355 S. 68th Court
Tinley Park, IL 60477

Fire Department

(708) 444-5200
Non-Emergency
Fax: (708) 444-5299

EMA

(708) 444-5600
Fax: (708) 444-5699

**Senior Community
Center**

(708) 444-5150



Dear Director DeVaughn and Counsel Glavin,

March 24, 2023

I am writing today regarding the former Tinley Park Mental Health Center property. As you are aware, both the Village of Tinley Park and the Tinley Park District submitted letters of intent to purchase the property this year following the issuance of the State surplus property notice. The Park District's letter of intent submittal was unbeknownst to us and incredibly disheartening, considering we've always considered them a community partner.

At 280-acres, this site is one of the single largest development opportunities left in the entire Chicago metro area. If re-developed properly, this site can be a game changer not just for Tinley Park, but for the south suburbs and State as a whole. The Village is dedicated to turning the site into a mixed use, entertainment district that will serve as a much needed economic engine, providing critical revenues for the growth of our Village. It would complement our brand, *Life Amplified*, the nearby Hollywood Casino Amphitheater, the Convention Center/hotels across the street, and our historic downtown core. The site sits near the geographical center of our town, directly off I-80, and couldn't be better located for prime development. As a representative of the Village, I am asking on behalf of the community that the Village be the owner to oversee the re-development of the site, which of course, will first require the cleanup. Please understand, for the reasons set forth below, the Village is the only appropriate owner to oversee the re-development.

First, no matter how big or small, every development or redevelopment project runs through our Community Development Department. From inception to finish, our team must review and approve all plans, engineering, zoning, etc. Any redevelopment of this property will require the Village to approve zoning. The Village has developed a comprehensive plan, and understands the needs of the Village and what uses are most appropriate. In the event there are discussions of potential uses outside the current comprehensive plan, only the Village can provide such guidance as other agencies lack any authority to make those changes.

Another reason the public's best interests are protected by the Village purchasing the property is really quite simple - we already do everything that's needed to develop it.

A development of any size requires certain experience and expertise, but one of this scale requires far greater understanding and coordination across many areas. For example, the Tinley Park Mental Health Center site has no functional water or sewer system, roads or utilities. Most of the existing infrastructure is aged, deteriorated, and will have to be removed and replaced.

A primary function of the Village of Tinley Park government is ensuring that residents have clean water to drink and functional sewer lines for sanitation. We have demonstrated expertise and experience going back decades, nearly a century of providing basic services to residents. Similarly, the Village has been planning, building and maintaining our road system even longer.

In fact, by law, the Village must be involved in nearly every aspect of development, so it doesn't make sense for any other government agency to take the lead on developing this property.

Perhaps most importantly, is the fact that the Village is the only local agency with the capacity and authority to provide economic incentives to promote the redevelopment and keep the costs from hitting the backs of our taxpayers. Surely any other local agency will need to take out a significant amount of debt to fund cleanup and development, which only then gets passed onto the taxpayers.

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6250 S. Oak Park Ave.
Tinley Park, IL 60477

Administration

(708) 444-5000
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Development**

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Meanwhile, the Village has the authority to offer tax increment financing (TIF funds), provide support for Class 6B or Class 7C real estate tax relief, as well as other incentives based on revenue sharing agreements or grant programs. No other local agency has such power and would need to work directly with the Village to determine if such incentives are appropriate for Village approval.

I would be remiss if I didn't stress the importance of environmental cleanup. We all know there is at minimum, \$15 million worth of environmental cleanup on the site. Our residents deserve better than to have this potentially hazardous property sitting in the center of our community. The Village has already gone through the process of having numerous environmental studies completed to understand the cleanup needs for re-development. I want to stress the point that we are dedicated to ensuring the entire 280 acres of the site are remediated; not just 90 acres or a portion thereof. In the attached Tetra Tech report, there is further emphasis as to why this is the only feasible and responsible way to clean the site.

Lastly, we'd like to remind you of State statute 70 ILCS 1205 Article 10. Ultimately, our understanding is this statute imposes numerous requirements on park district entities and will significantly impact their process for the sale or conveyance of any real property. These limitations reinforce the limited purpose for which park districts exist and why the park district is an inappropriate owner for the redevelopment of the property. To move forward on re-development of the property, the end user will want to know with certainty the property can be re-developed in a timely fashion. Any additional requirements will only add delay and uncertainty that will make re-development more difficult and less likely to attract the best users of the property.

This 280-acre site is a once in a generation opportunity for the Village of Tinley Park. Transferring the property to an entity that lacks the expertise and authority to attract the most qualified developer(s) is a risk to the residents and for the administration. For the reasons provided in this letter, the Village is the most logical owner of the property.

We've attached various letters of support from local unions and community stakeholders. We've also included an environmental report from Tetra Tech, as well as a conceptual vision of how the property could be re-developed.

We invite any questions or discussions.

Sincerely,

Michael Del Galdo

Senior Partner & Managing Member, Del Galdo Law Group
Village Attorney

Cc: Speaker Emanuel Chris Welch
Leader Don Harmon



PEDESTRIAN/ BIKE/ MULTI-USE TRAIL

TRANSIT - ORIENTED DEVELOPMENT -
APARTMENTS AND TOWNHOMES

NATURALIZED PONDS WITH TRAILS

LOOP DRIVE WITH PARKING

REGIONAL SPORTS COMPLEX

INDOOR SPORTS FACILITY
AND ICE RINK

EXPANDED WETLANDS WITH NATIVE
LANDSCAPING

ENTERTAINMENT CENTER
• Food and Beverage
• Central Green



March 8, 2023

Mr. Patrick Carr
Village Manager
Village of Tinley Park
16250 South Oak Park Avenue
Tinley, Park, IL 60477

RE: Environmental Status and Opinion Letter – Tinley Park Mental Health Center

Tetra Tech has prepared this opinion letter at the request of the Village of Tinley Park (Village) to provide information and an opinion on the current state of environmental issues at the former Tinley Park Mental Health Center (the site). In providing this opinion, we have relied on available information, including video surveillance documenting the current site conditions as access is restricted. The site has a complex history and numerous environmental concerns; therefore, Tetra Tech has included a summary of available site background information to provide a better overall understanding of the inherent risks that exist and the inaction on the part of the owner (the State of Illinois, or the State) thus far to mitigate these risks despite the willingness of the Village to help address them and engage in discussions.

Introduction and Background: The Tinley Park Mental Health Center (also referred to as TPMHC) was first developed on 276 acres of agricultural land in the 1950s as a State-run health center for patients with mental health issues. The site was a self-functioning facility with onsite capabilities that fully supported the operations, including a power plant, water treatment plant, fueling and maintenance facilities, water supply wells, housing, medical facilities, a boiler house, and suspected onsite landfill. The site ceased operations in 2012.

In 2014, the Village contracted Tetra Tech to conduct several environmental studies to document site conditions, identify recognized environmental concerns (REC), quantify locations and conditions of hazardous materials, confirm locations and conditions of asbestos-containing materials (ACM), and provide an overall cost estimate to address environmental concerns and demolish existing buildings. **Figure 1** shows the locations of RECs identified from these studies. These RECs included three former suspected disposal (landfill) areas, five waste management areas, up to twenty-nine transformers likely containing polychlorinated biphenyls (PCB) including one observed to be leaking, four underground storage tanks (USTs), four leaking USTs (LUST), drums of waste materials, potentially hazardous liquids, as well as debris areas. Tetra Tech also identified and quantified ACM, lead in paint, drummed waste, and universal wastes, such as lead acid batteries, mercury-containing light bulbs, light ballasts, and other items (Tetra Tech 2014 through c).

Tetra Tech conducted a Phase II investigation that included sampling soil and groundwater; conducted a hazardous material survey and performed a wetland assessment (Tetra Tech 2014d and e). This information was shared with the State and public at that time. Important considerations from the 2014 assessment(s) included the condition of the buildings, structures, USTs, drums, and transformers noted

Tetra Tech, Inc.

1 S. Wacker Drive, 37th Floor, Chicago, IL 60606
Tel 312-201-7700 Fax 312-201-0031 tetratech.com

throughout the site. Because maintenance was limited and no security was in place, concerns identified during these investigations would likely worsen if not addressed.

Tetra Tech estimated addressing these issues would amount to over \$14,000,000 million at that time. As the property was, and still is, owned by the State, the Village then entered into discussions to acquire the property and redevelop it after addressing environmental concerns. However, the parties could not reach agreement at that time. The Village has continued to communicate and work with the State to find redevelopment solutions that would result in cleanup and reuse of the property. As part of these activities, the Village established a tax incremental funding (TIF) district to fund the cleanup of the property as part of its redevelopment options. That TIF is still in place.

Tetra Tech notes that at the time of the environmental investigations, the site was open to public use, including soccer fields constructed on top of imported waste materials from State-funded road improvements. Tetra Tech notes that the State accepted these materials and disposed of them onsite as a subbase for several soccer fields. The site buildings, which were noted to be in deteriorated condition at the time were also used as training grounds for State, County, and local police. Active waste management units, including lime settling ponds, were also located in close proximity to the public with no barriers to entry. The Village contacted both the Illinois Environmental Protection Agency (IEPA) and the U.S. Environmental Protection Agency (EPA) at the time. Of particular concern were the unrestricted access by the public as well as the use of the buildings as training grounds. At that time, the EPA and IEPA took no action to address those concerns and health hazards.

Tetra Tech's environmental studies also stated that many of these issues, if not addressed at the time, would become even more difficult to address later, likely resulting in greater risks to the public and with substantially higher costs. Buildings and steam tunnels, which still contained live electrical lines, were in poor condition and because of flooding. Electrical equipment, including transformers containing PCBs, were not de-energized and were in poor condition. The flooding of basements and tunnels, which contained asbestos, also resulted in the further deterioration of ACM with releases to surface water. The windows in most buildings were broken and not boarded up, allowing for direct exposure to the elements. Tetra Tech observed unsecure storage of hazardous materials, including mercury casks, and outside storage of hazardous or petroleum materials in drums. These deteriorating conditions were observed to pose a threat to nearby residents and cause releases to the environment.

Tetra Tech's and the Village's concerns were subsequently validated by a State inspection conducted over 3 years later by the IEPA Bureau of Land (BOL) personnel. The inspection was conducted in December 2019 and the results were provided in a memo from John Richardson, IEPA BOL manager, to Kyle Rominger, Chief IEPA BOL, dated January 15, 2020 (IEPA 1999 and 2000). The inspection acknowledged several concerns and recommended the corrective actions listed below; most of which have not been implemented based on Village observations and surveillance.

1. 24-hour site security should be established (this was later implemented but without sufficient measures to ensure scavengers or trespassers could not access the buildings).
2. Drummed waste should be moved into the buildings and properly catalogued and disposed of.
3. Friable asbestos was in poor condition and should be addressed in every structure.
4. Black mold was observed throughout the complex and should be removed.
5. Chemical wastes were noted throughout the site. An audit and proper cataloging should be performed, with offsite disposal recommended.
6. Underground storage tanks should be emptied, cleaned, and removed in accordance with State regulations.
7. Aboveground tanks should be emptied of liquids and cleaned.

8. Transformers should be evaluated for potential PCB-containing oil and managed/disposed of in accordance with the federal Toxic Substances Control Act.
9. The contents of suspected onsite landfills should be evaluated and managed in accordance with Illinois regulations as closed landfills.
10. The lime pit should be cleaned with the contents removed.
11. Light Light bulbs (universal waste) should be managed in accordance with Illinois Universal Waste Rules.

The IEPA BOL memo concluded that site remediation should be implemented **as soon as possible to eliminate threats to the public health and environment and noted further that the difficulty and cost of remediation would increase due to the deterioration of the buildings.**

Tetra Tech notes that most of these activities have not been addressed by the State. Two items were addressed including establishing site security (which is reported by the Village to have been largely ineffective) and drummed waste has been moved into buildings. Despite the findings of the inspections and the directive to the Chief of the IEPA BOL, no substantive actions have been taken by the State to address deteriorating site conditions.

Tetra Tech also reviewed more recent information available online through the Illinois EPA Document Explorer portal on the status of leaking underground storage tank (LUST) releases associated with the site. Two LUST incidents (ID Numbers 952428 and 951781) remain open. The IEPA issued a letter dated November 22, 2021. to the Illinois Department of Medical Services that states additional investigatory and corrective action is necessary at the site to address prior releases (IEPA 2021). The LUST incidents are related to multiple underground storage tank (UST) removals conducted in 1995. Based on a review of the file information, work to address these LUST incidents has languished since the facility ceased operations in 2012.

Because the State has not taken action and its inactivity has continued for more than 3 years, it is technically in violation of a number of state and/or federal regulations. According to the Illinois Administrative Code (IAC) and regulations listed below:

- Illinois Administrative Code (IAC), Title 77 Department of Public Health, Subchapter p Hazardous and Poisonous Substance; Part 855 Asbestos Abatement for Public and Private Schools and Commercial and Public Buildings
- IAC, Title 35, Parts 700 through 739; specifically, those regulations governing waste determination and waste management (721.102, 111, and 722)
- IAC, Title 41, Petroleum Underground Storage Tank (UST) regulations pertaining to registration and removal
- IAC, Title 35 Part 815, 811, and 814; regulations pertaining to landfill management and closure
- IAC, Title 35 Part 733; regulations pertaining to the management of universal wastes
- Toxic Substances Control Act; 40 Code of Federal Regulations (CFR) Part 761; those regulations governing the identification and proper management of PCBs

Considering the ongoing threat of releases from the site and the stigma of the site to the community, immediate actions should be taken to address the IEPA's findings and stabilize the site.

Proposed Park District Development: Tetra Tech understands that the Park District has proposed redeveloping a portion of the TPMHC property. **Figure 2** shows the approximate location of the

proposed Park District of Tinley Park (District) development. This area would encompass about 90 acres on the western side of the TPMHC.

Tetra Tech has no comment or opinion on the merits of the development, which consists of the construction of ballfields, a stadium, soccer dome, pond, playgrounds, and other associated features. However, Tetra Tech notes there are several issues that make the proposed District development untenable. First, the site is not properly zoned for the development, and inconsistent with the Village's Master Plan; second, the construction would have to be largely self-funded through issuance of a bond; third, substantial environmental issues would have to be addressed; and fourth, the development would not address the risks that would remain on the balance of the TPMHC site. The scope and cost of cleanup of the proposed District development would have to include addressing potential landfill areas, abating asbestos prior to demolition, demolishing building structures, removing transformers and contents, addressing soil and groundwater contamination, and addressing other RECs noted on **Figure 1** that are within the District's development area.

As noted above, the District's development would not address the ongoing risks associated with the balance of the site, which would be a serious concern for users of the new development. Safety and health risks could impact visitors because of the proximity to unsafe buildings and contaminated structures, with ongoing potential airborne releases of asbestos and potential releases of hazardous or petroleum materials from the deteriorating buildings, transformers, and infrastructure. These ongoing releases could adversely impact the remediated/redeveloped areas. Specifically, the remediated areas could become re-contaminated as risks would include releases of asbestos from deteriorating structures as well as discharges via surface water or groundwater pathways. In addition, once redeveloped, users of the park would also be in close proximity to these unaddressed portions of the site, and could thus be potentially exposed to ongoing releases.

Tetra Tech notes that there are also likely other unknown environmental issues related to the long history of use of the facility that may be discovered during site development. There must be adequate planning and resources to address these issues that may arise as part of redevelopment. As an example, the facility operated as a largely self-sustained and fully functioning medical facility; therefore, there may be issues related to the disposal of medical wastes, improper disposal or management of hazardous materials, or on-site burial of waste that may be discovered.

Finally, funding would be needed to address known environmental issues. Tetra Tech does not know whether existing funds are available but understands that the District would likely have to float a bond relying on revenue generated by the development. To support the repayment of the bond, a significant source of income would be needed, which does not appear likely based on the nature of the development. Tetra Tech also notes that if concerns are addressed on only 90 acres of the 280-acre site, it would make developing and remediating the balance of the site logistically more challenging.

The issues and concerns identified above are not trivial as the Village has documented issues that emphasize the ongoing threats resulting from inaction that adversely impact the community. This has included increased complaints concerning trespassers and deteriorating infrastructure, including the self-contained electrical grid and other unsafe and improperly managed utilities. One of the results of this inaction has been the release of approximately 2.1 million gallons of water from broken water pipes on the site, which discharged from the site to the adjacent waterways, including drainage ditches leading to Hickory Creek and the Des Plaines River. The full nature and extent and impact of these releases is not fully known but they may have included hazardous constituents, such as asbestos from deteriorating buildings and structures. Similarly, there is an ongoing threat due to trespassers and scavengers bypassing security and accessing facilities that are unsafe and contain hazardous constituents from

deteriorating structures or inadequate storage/containment of hazardous materials. These include former USTs, unaddressed LUSTs, unsecured utilities, potentially leaking transformers, mercury-containing containers, and flooded buildings. The threat of injury to trespassers and exposure to the community from releases is continuing and ultimately will need to be addressed by the full remediation of the site, removal of site structures and proper closure/removal of site utilities.

Conclusions and Recommendations: Tetra Tech first conducted assessments in 2014 that identified significant environmental concerns relating to the former activities at the Tinley Park Mental Health Center. The site was first developed in the 1950s as a self-functioning mental health facility with a fully operating electrical grid, water treatment plant, boiler house and power plant, onsite landfill, medical facilities, and housing. The site, which is owned and maintained by the State of Illinois, has been inactive since 2012. The site contains deteriorating infrastructure and buildings. Hazardous constituents, including asbestos, petroleum, and hazardous chemicals, are stored in poorly maintained buildings and necessary steps have not been taken to remediate or stabilize the site. The site is an ongoing threat to trespassers and the nearby community.

The Village has a Master Plan that includes development plans that would result in complete remediation of the site and returning it to full use. A TIF was created to fund the cleanup and is still in place. The Village has discussed the development openly and has held public meetings to obtain community input.

The State and Village have come close to an agreement on several occasions on the sale of the property and subsequent remediation and redevelopment. The most recent agreement was to be introduced in the State legislature for approval but has not been brought out of committee. As a result, the most recent development agreement(s) have failed.

In the meantime, the District has proposed redeveloping a portion of the site as a multi-use park with athletic fields and other amenities. The development would occupy 90 acres of the west side of the 280-acre site. This development would not address any of the environmental concerns on the remainder of the property, which, if not addressed, would pose a risk to the users of the proposed park and could jeopardize any redevelopment of the remainder of the site.

Tetra Tech notes that any plan to address environmental concerns at the site should include comprehensive remediation, including the removal of all structures and proper abandonment of utilities. If action is not taken soon, site conditions will worsen, posing an increased threat to the health and welfare of trespassers and nearby residents or park users (if that part of the site is redeveloped without addressing the whole property).

Tetra Tech also notes that the IEPA has identified areas of non-compliance and has recommended measures to be taken by the State to address environmental concerns at the site. However, the State has not taken substantive measures to address these environmental concerns and is therefore likely in violation of its own regulations. At a minimum, actions should be taken to address hazardous materials and stabilize the site.

References:

Tetra Tech 2014a. Quantification of Asbestos Containing Material and Lead-Based Paint. Former Tinley Park Mental Health Center, Tinley Park, Illinois. June 26.

Tetra Tech 2014b. Phase I Environmental Site Assessment. Former Tinley Park Mental Health Facility, Tinley Park, Illinois. July.

Tetra Tech 2014c. Hazardous Materials Survey. Former Tinley Park Mental Health Facility, Tinley Park, Illinois. July.

Tetra Tech 2014d. Memorandum Re: Wetland Reconnaissance. Tinley Park, Illinois. July 31.

Tetra Tech 2014e. Phase II Environmental Site Assessment. Former Tinley Park Mental Health Center, Tinley Park, Illinois. August.

Illinois Environmental Protection Agency (IEPA) 2019. IEPA Bureau of Land, Field Operations Section, Evaluation Report, Former Tinley Park Mental Health Center. Undated.

IEPA 2021. Letter from Mohammad Z. Rahman, IEPA LUST Section to Tinley Park Mental Health Center, Illinois Department of Medical Services dated November 22.

IEPA 2020. Memorandum from John P. Richardson, Manager, Bureau of Land, Field Operations Section to Kyle Rominger, Chief, Bureau of Land. January 15.

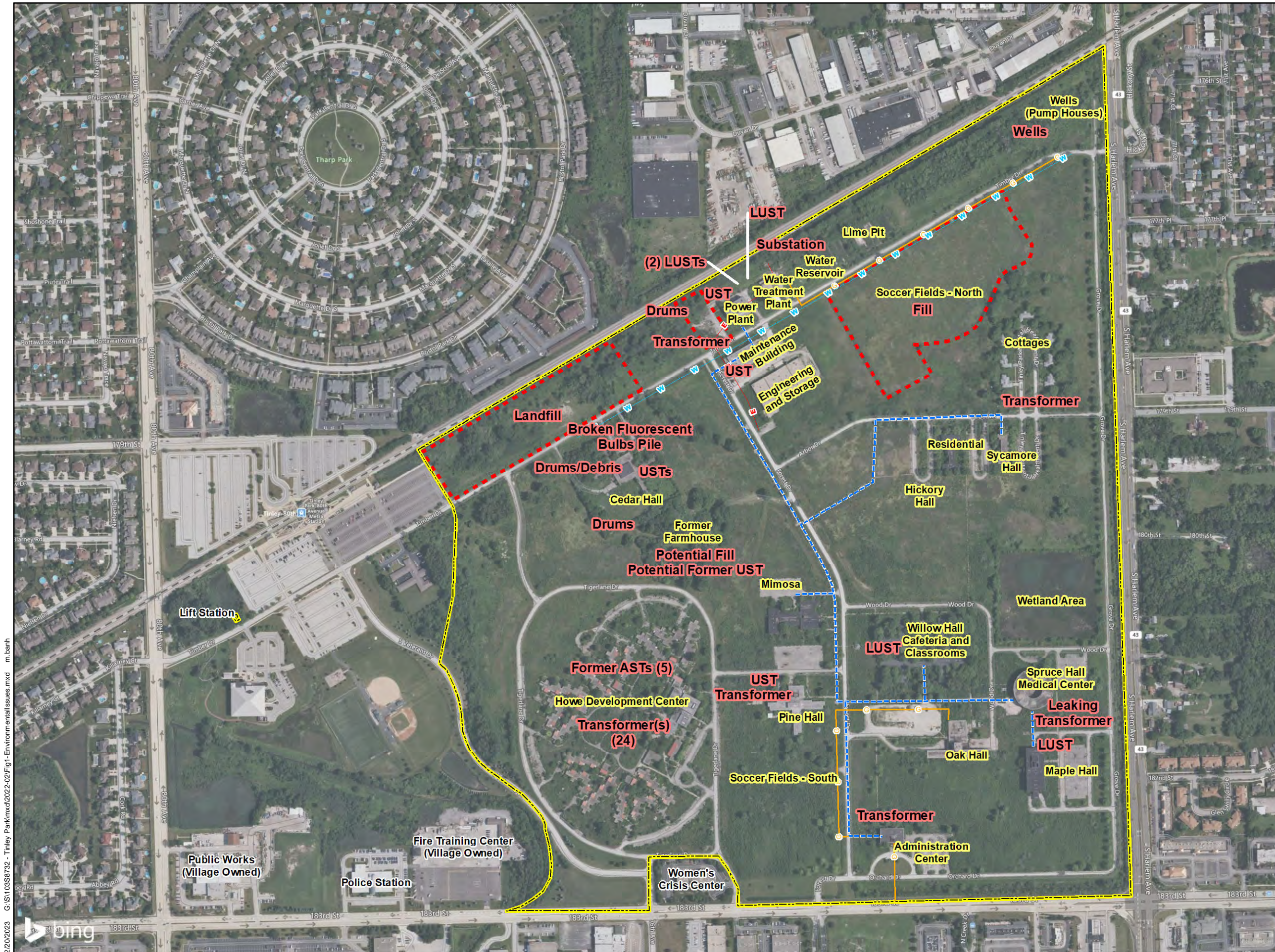
If you have any questions concerning this letter, please feel free to call me at 312-201-7474.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Hahne', with a long, sweeping underline.

Tom Hahne, CPG

Attachment (Figures 1 and 2)



Legend

- Approximate Tunnel Location
- E- Live Electric Line
- G- Live Gas Line
- W- Live Water Line
- Approximate Outline of Suspected Fill Area
- Approximate Site Boundary
- Text** Building structure or significant site feature
- Text** Recognized Environmental Concern or other potential environmental concern

Notes:

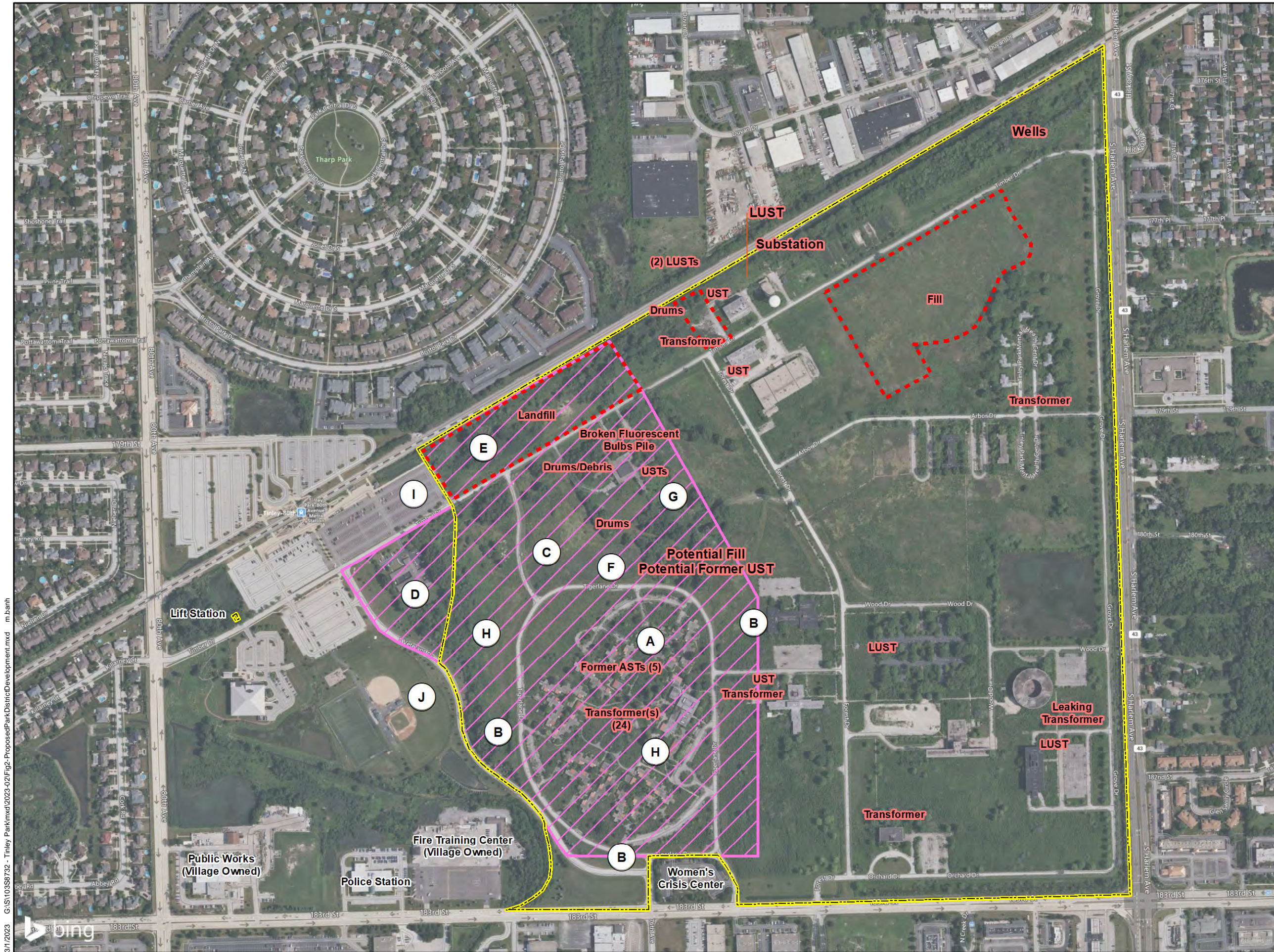
1. Other issues - Asbestos, Universal Waste, and Hazardous Materials, Aboveground Storage Tanks within Buildings and Tunnels are not all shown on this figure.
2. Specific Transformers and Aboveground Storage Tank locations are not all shown on this figure.
3. Potential lead in soil concerns are not shown on this figure.

FORMER TINLEY MENTAL HEALTH CENTER
TINLEY PARK, ILLINOIS

FIGURE 1
RECOGNIZED ENVIRONMENTAL CONCERNS / ENVIRONMENTAL ISSUES

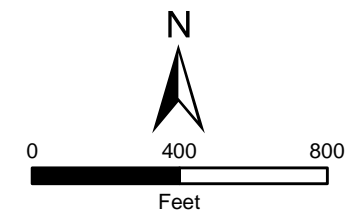


2/20/2023 G:\S110358732 - Tinley Park\mxd\2022-02\Fig1 - Environmental Issues.mxd m_banh



- Legend**
- - - Approximate Outline of Suspected Fill Area
 - Approximate Site Boundary
 - Proposed Park District Development Area
 - Text** Recognized Environmental Concern (REC) or other potential environmental concern

- A** Starfish Ballfield Hub
- B** Parking
- C** Multi-Purpose Athletic Fields
- D** Stadium with Track
- E** Dome (Full Size Soccer Field)
- F** Pond
- G** Playground/Splash Pad/Shelter
- H** Concessions/Restroom
- I** METRA Parking
- J** Freedom Park



FORMER TINLEY MENTAL HEALTH CENTER
TINLEY PARK, ILLINOIS

FIGURE 2
PROPOSED PARK DISTRICT DEVELOPMENT WITH RECs



Educate. Advocate. Empower.

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Mayor Joe Judge, Mount Carmel

Mayor John C. Lewis, Mount Vernon

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Mayor Michael J. Inman, Macomb

Mayor Leon Rockingham, Jr., North Chicago

Mayor Gerald R. Bennett, Palos Hills

Mayor Ricky J. Gottman, Vandalia

February 2, 2023

Raven DeV Vaughn

Director

IL Department of Central Management Services

555 W Monroe

Chicago, Illinois 60661

Dear Director DeV Vaughn:

Thank you for your leadership at the Department of Central Management Services to ensure that state projects are managed responsibly. On behalf of the Illinois Municipal League (IML), the statewide organization representing the 1,295 municipalities throughout Illinois, we support the Village of Tinley Park's proposal to transform the former Tinley Park Mental Health Center.

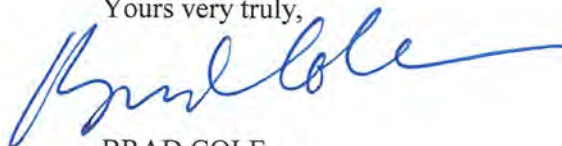
In pursuit of developing a proposed plan, the village has spent time working to acquire the land for centralized village resources and its use for other facilities. The plan includes evaluations to understand the level of contamination on the property and remediation needed, the appropriate zoning and establishment of a tax increment financing (TIF) district to generate jobs for the community and the discussions necessary to acquire resources from various stakeholders to undertake this project.

Since this 280-acre property is one of the largest undeveloped areas in the Chicago suburbs, it is imperative that ownership of this property transfers to an entity with the knowledge and resources to handle a development of this caliber. We believe the village has a proposed plan that could bring broad job opportunities to the area throughout the construction process and convene public and private stakeholders for efficient development.

IML stands in support for the Village of Tinley Park's proposed plan to revitalize this property and the positive impact it would have on the local economy.

Please feel welcome to contact me if I may be of assistance with this or any other matter. I may be reached by phone at (217) 525-1220 or by email at bcole@iml.org. Thanks.

Yours very truly,



BRAD COLE

Executive Director

c: Governor JB Pritzker
Mayor Michael Glotz





UCP Seguin of Greater Chicago
 Administrative Offices/Carr Center
 3100 South Central Avenue
 Cicero, Illinois 60804-3987
 Tel 708.863.3803
 Fax 708.863.3863
 TTY 708.863.7653
ucpseguin.org

Infinitec Southwest
 7550 West 183rd Street
 Tinley Park, Illinois 60477
 Tel 708.444.8460
 Fax 708.429.3981

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 Illinois Department of Central Management Services
 555 W. Monroe
 Chicago, IL 60661

Dear Director DeVaughn:

UCP Seguin of Greater Chicago is a local non-profit social service organization, which provides a variety of services to children and adults with Intellectual and Development Disabilities for over 70 years. One of the many services offer by UCP Seguin is our Community Day Services program, which allows individuals to attend one of our community-based centers where they learn valuable life skills including employment opportunities. One of our larger day services sites is located in Tinley Park right at the forefront of the old Tinley Park Mental Health Center and Howe Developmental Center. Here some 59 adults with I/DD come and participate in a variety of skill development and community integrated activities on a daily basis.

UCP Seguin has been a partner with the Village of Tinley Park since acquiring and constructing our center along 183Rd Street since 1998. Being located just up front of the property in question, we know firsthand the hurdles Tinley Park has gone through in acquiring this property all while knowing the amount of contamination and work that is going to need to be done in order to make it a viable useable parcel in the future.

For the past 3 years, I have been working with the State of Illinois and the Village to obtain work along the service roads for needed improvements. We fully support the Village of Tinley Park's plan to develop the full acreage of the old State of Illinois Mental Health Center.

Thank you for consideration in this matter and should you have any questions please feel free to reach out to me at (708) 288-6209.

Sincerely,

Joseph Mengoni
 President / CEO
 UCP Seguin of Greater Chicago





International Union

Bricklayers AND Allied Craftworkers



HEADQUARTERS
660 N. INDUSTRIAL DRIVE
ELMHURST, ILLINOIS 60126

ADMINISTRATIVE DISTRICT COUNCIL 1 OF ILLINOIS



PHONE: 630•941•2300
FAX: 630•941•2301

PRESIDENT
MICHAEL D. VOLPENTESTA

SECRETARY - TREASURER
RUBEN COLLAZO JR.

January 30, 2023

Raven DeV Vaughn
Director
Central Management Services

Dear Director DeV Vaughn,

Thank you for your leadership as head of Central Management Services to ensure that state projects are managed responsibly. As leaders in the labor community, we would like to express our support for the Village of Tinley Park's proposal to transform the mental health center property.

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We appreciate your consideration of support for the Village of Tinley Park's plan to revitalize this space. As proponents for the responsible development of sites to lead to long-lasting benefits for the state, we fully support Tinley Park's proposed plans and the positive impact they would have on the local economy. Our team would be happy to answer any questions regarding the significant impact that this transfer decision would have on the suburban labor community.

Sincerely,

Michael D. Volpentesta
President
Administrative District Council 1 of Illinois

CEMENT MASONS' UNION LOCAL NO. 502

"Unified Strength Since 1914"

OPERATIVE PLASTERERS' AND CEMENT MASONS' INTERNATIONAL ASSOCIATION
OF THE UNITED STATES AND CANADA

739 SOUTH 25th AVENUE - BELLWOOD, ILLINOIS 60104
PHONE: 708-544-9100 FAX: 708-544-0232

January 30, 2023

Raven DeVaughn
Director
Central Management Services

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Sincerely,



Kevin J. Farley

President Business Manager



Local Union No. 9

International Brotherhood of Electrical Workers
AFL-CIO

William W. Niesman
Business Manager

Bryan J. Nieciak
Financial Secretary

January 30, 2023

Raven DeVaughn
Director
Central Management Services

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Sincerely,



INTERNATIONAL ASSOCIATION OF HEAT & FROST INSULATORS & ALLIED WORKERS

Local No. 17 City CHICAGO State ILLINOIS
Address 18520 Spring Creek Dr., Ste. U, Tinley Park, IL 60477 708 468-8000

January 30, 2023

Raven DeVaughn
Director
Central Management Services

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Sincerely,

Thomas McGrath
Local 17 Heat and Frost Insulators
Business Manager

TODD R. VILLA
Financial Secretary-Treasurer
DENNIS QUINN
Recording Secretary

CRAIG A. SATALIC
President/Business Manager
PATRICK J. QUIGLEY
Vice-President

JOHN F. GARDINER, Business Agent
KENNETH DAVIS, Business Agent
MATTHEW S. AUSTIN, Business Agent

BRIDGE, STRUCTURAL and REINFORCING IRON WORKERS **LOCAL UNION #1**

JAMES M. GARDINER
General Organizer

of International Association of Bridge, Structural, Ornamental and Reinforcing Iron Workers

ROBERT BOSKOVICH
Vice-President Emeritus



Affiliated with AFL-CIO

7720 Industrial Drive
Forest Park, IL 60130
Chicago Phone (773) 921-2030
Forest Park Phone (708) 366-6695
Fax (708) 366-6691
www.iwlocal1.com



Affiliated with AFL-CIO

February 2, 2023

Raven DeVaughn
Director
Central Management Services

Dear Director DeVaughn,

Thank you for your leadership as head of Central Management Services to ensure that state projects are managed responsibly. As leaders in the labor community, we would like to express our support for the Village of Tinley Park's proposal to transform the mental health center property.

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Sincerely,

Craig Satalic
President/Business Manager



INTERNATIONAL UNION OF PAINTERS AND ALLIED TRADES
PAINTERS' DISTRICT COUNCIL #14

JOSEPH RINEHART, BUSINESS MANAGER/SECRETARY-TREASURER
1456 WEST ADAMS STREET • CHICAGO, ILLINOIS 60607-2897
PHONE: 312-421-0046 • FAX: 312-421-7884 • www.pdc14.com



AFFILIATED WITH THE CHICAGO FEDERATION OF LABOR AND CHICAGO BUILDING TRADES COUNCIL OF THE AMERICAN FEDERATION OF LABOR

January 30, 2023

Raven DeVaughn
Director
Central Management Services

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Sincerely,



45 NORTH OGDEN AVE. • CHICAGO, IL 60607 • PHONE 312-829-4191 • FAX 312-829-0137 • www.pf597.org

February 6, 2023

Raven DeVaughn
Director
Central Management Services

Dear Director DeVaughn,

Thank you for your leadership as head of Central Management Services to ensure that state projects are managed responsibly. As leaders in the labor community, we would like to express our support for the Village of Tinley Park's proposal to transform the mental health center property.

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Sincerely,

A handwritten signature in black ink, appearing to read "Doc Gregory".

Doc Gregory

Business Representative

Pipefitters LU 597



United Union
of Roofers,
Waterproofers
and
Allied Workers
Local No. 11

Affiliated with AFL-CIO

2021 Swift Drive Suite A
Oak Brook, Illinois 60523
708/345/0970
Fax: 708/345-0981



February 15, 2023

Raven DeVaughn
Director
Central Management Services

Dear Director DeVaughn:

Thank you for your leadership as head of Central Management Services to ensure that state projects are managed responsibly. As leaders in the labor community, we would like to express our support for the Village of Tinley Park's proposal to transform the mental health center property.

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Sincerely,

GARY MENZEL
President/Business Manager

GM:sb



International Association of Sheet Metal, Air, Rail and Transportation
CHICAGO, COOK COUNTY AND LAKE COUNTY, ILLINOIS
Regular Union Meeting First Friday of each month at 7 p.m.
Executive Board Meetings Third Thursday of each month



Sheet Metal Workers' Local 73

4550 ROOSEVELT ROAD
HILLSIDE, IL 60162-2053
708.449.0073
FAX 708.449.7337
www.smw73.org

DANIEL M. AHERN

Financial Secretary-Treasurer

RAYMOND SUGGS

President and Business Manager

MICHAEL A. VITTORIO

Recording Secretary

February 2, 2023

Raven DeVaughn
Director
Central Management Services

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Sincerely,

Raymond Suggs
President and Business Manager

SPRINKLER FITTERS AND APPRENTICES UNION

LOCAL NO. 281 AFL-CIO

of the UNITED ASSOCIATION OF JOURNEYMEN AND APPRENTICES OF THE PLUMBING AND PIPE FITTING INDUSTRY
OF THE UNITED STATES AND CANADA

Telephone: (708) 597-1800
FAX: (708) 597-1894

11900 SOUTH LARAMIE AVENUE
ALSIP, ILLINOIS 60803



January 30, 2023

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Director
Central Management Services

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Sincerely,

Bryan LaRoche – Business Manager/Financial Secretary
Sprinkler Fitters Union, Local 281



Will & Grundy Counties Building Trades Council

Serving Joliet, Will, & Grundy Counties Since 1915

January 30, 2023

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Director
Central Management Services

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Sincerely,

Doc Gregory

President Will Grundy Building Trades

President - Doc Gregory • willgrundybtc.com

2082 Oakleaf St. Joliet, IL 60436 • Phone (815) 729-1002 • Email: president@willgrundybtc.com