

Overview

[City inspections](#) and citations show that Tadin Family companies have a long-standing practice of treating waste and debris from city construction contracts as a free source of material. This is problematic and possibly illegal; the [city municipal code](#) defines the conditions under which construction debris can be reprocessed, which involve documented permission, careful testing of materials for toxicity, and regular payments to the city.

Broadly speaking, this pattern shows up in two ways, which sometimes overlap:

1) **Asphalt Grindings**

- a) Asphalt grindings from construction work are taken directly to other sites for use in grading/filling lots, or for storage pending such use. This is the most documented practice, with the most recent example in 2019.
- b) Since 2018, a substantial amount of these grindings are now taken to MAT Asphalt instead, to serve as raw material. Emails from MAT Asphalt's lawyers have confirmed that 30-50% of the asphalt they produce is "[milled from the city streets](#)."

2) **Illegal Waste Transfer**

Illegal waste transfer stations are set up on vacant or privately owned locations, where mixed construction debris is dumped by MT Transit vehicles, often working on MAT Construction contracts, in preparation for sorting the debris and using the materials in new construction.

Grindings

The earliest example I could find is an [inspection](#) from 2002 of the T&B Limited property at 4010 S Damen that simply says "THE SITE HAS AN APPRX 5,000 CU YDS OF ASPHALT GRINDINGS STOCK PILED ON SITE. THE GRINDINGS ARE STORED APPRX 25 FEET HIGH."

A more typical example is from the [2006 inspection](#) of a metal management facility (not owned by the Tadins). In a list of site conditions, the inspector writes:

"CURRENTLY, MTL (MARINA CARTAGE) IS DUMPING ASPHALT GRINDINGS FROM A CDOT PROJECT (CHICAGO AVE STRETCH). I INFORMED ERIKA ON CDOT'S PROCEDURES FOR ASPHALT GRINDINGS. AN AFFIDAVIT IS REQUIRED TO BE SIGNED BY THE PROPERTY OWNER & INVESTIGATE BY CDOT TO VERIFY BENEFICIAL USE BEFORE THEY RECEIVE THEM. ERIKA STATED SHE IS NOT AWARE OF THIS, BUT WILL CHECK INTO THIS MATTER. HOWEVER, GRINDINGS ARE BEING USED FOR THEIR GRADE MAINTENANCE OPERATIONS (SEE PHOTO #2)."

A common theme is the absence of documentation, which is replaced by phone calls to people who are supposedly familiar with the arrangement. In 2012 an inspector [followed a dump truck](#) carrying grindings from a Water Department work site to 2075 W 43rd St, Marina Cartage (the same location that would later be given a \$10 million tax break). He writes:

I observed about 20 to 30 other piles of asphalt. He told me that the contractor, told him to bring the grindings their & dump it. The owner of the property, Michael A. Tadin Sr., told me that MAT Construction (of 4448 S. Morgan St. Chicago IL, 60609 # [773] 254-36440 was doing the sub-contracting work through Bench Mark Construction, for the Water Department. He told me that his son, Michael Tadin Jr., owns MAT Construction. He told me that this is his property & that they need to grade in the east section of the property. [...]

Mr. Tadin Sr., told me that the Water Department knows about the grindings being taken there. I told them that I was going to call the Water Department & see if they are aware of the situation. As I was leaving the site I observed several dump trucks arriving & dumping more asphalt grindings on the site. [...]

At 2:07 p.m. on 9/21/2012, a Mr. Doyle, who told me was a consultant for the construction project for the Water Department, called me & told me that the Water Department is aware of the asphalt grinding being taken to 2075 W. 43rd St.

Other documented incidents with asphalt grindings:

- [2006](#) IDOT complained that MAT Leasing / Marina Cartage were involved in a possible illegal dump of grindings from a Dan Ryan project. During the inspection, "MARINA INFORMED US THAT THEY WERE WORKING FOR NORFOLK AND SOUTHERN, THE OWNERS OF THE VACANT LOT."
- [2007](#) **"THIS INSPECTION TOOK PLACE AFTER A MEETING WITH THE MAYOR'S OFFICE REGARDING MAT CONSTRUCTION. DOE WAS INFORMED AT THIS MEETING FROM IDOT THAT THE ASPHALT GRINDINGS FROM THE DAN RYAN PROJECT WILL BE STORED AT MAT CONSTRUCTION'S YARD TEMPORARILY UNTIL WALSH IS READY TO REUSE IT ON THE DAN RYAN. IDOT, MAT, AND WALSH HAD WORKED OUT AN AGREEMENT FOR THE TEMPORARY STORAGE. MAT FILLED OUT AN ENVIRONMENTAL SURVEY REQUEST FORM PER IDOT'S REQUEST ALLOWING THEM TO USE THE YARD FOR STORAGE. (SEE ATTACHED) DOE WAS NEVER NOTIFIED OR GAVE PERMISSION TO MAT TO DO THIS.**

UPON ARRIVAL, I MET WITH MICHAEL TADIN JR. HE EXPLAINED TO ME THAT ABOUT 95% OF THE GRINDINGS WILL BE RETURNED TO DAN RYAN AND 5% WILL BE USED THROUGHOUT MAT'S YARD.

I TOLD MICHAEL THAT HE SHOULD NOTIFY DOE IN WRITING ABOUT THE TEMPORARY STORAGE. **DOE IS CONCERNED THAT THE GRINDINGS MIGHT BE DUMPED ELSEWHERE AND NOT THE DAN RYAN. (SEE ATTACHED).**

ON 3/28/07 I RECEIVED THE LETTER THAT DOE REQUESTED; HOWEVER, WE DID NOT LIKE THE VERBIAGE. **THE LETTER LOOKED LIKE WE WERE BEING INFORMED OF DUMPING ACTIVITIES. I CALLED MICHAEL AND TOLD HIM TO REVISE IT TO MAKE IT LOOK LIKE THIS ACTIVITY IS TEMPORARY AND IS ONLY FOR STORAGE UNTIL NEEDED**

FOR THE DAN RYAN PROJECT. AS OF 4/13/07, I HAVE NOT HEARD BACK FROM HIM AND SEEN A REVISED LETTER. “

- [2008](#) at a U-PULL IT lot
- [2014](#) MAT was caught dumping piles of asphalt grindings at the city-owned MRRF facility (750 N Kilbourn), which MAT Leasing was (and still is) operating under contract with the city. At a [followup inspection](#) a few weeks later, there were another 40 piles of asphalt.
- [2015](#) CDPH inspectors followed an MT Transit truck from street grinding on State St to a lot on 43rd street; the police were called, the driver said he was told to do it by his supervisor. The report states:

“Anthony F. Tadin, officer, MT, arrived on site and stated that the lot where grindings were being dumped was owned by an individual named Pete (LNU) 708-973-9741. A call to ?Pete? was placed and a message left on the voice recorder. Tadin stated that the grindings were being reused for the creation of a parking lot, with Pete?s permission. Tadin stated that Chicago Department of Transportation (CDOT) Assistant Commissioner Randy Connors was aware of MT?s disposal of grindings at the site. “

“Michael T. Tadin, President, MT, arrived on site and he stated that CDOT is aware of MT’s dump location where the grindings are being used for the base of a parking lot. Tadin stated that CDOT is currently working to revamp how grindings are managed within the City limits.”

- [2019](#) Inspectors followed a truck to a vacant lot and confirmed the dumped grindings were coming from CDOT resurfacing work

Illegal Waste Transfer Stations

An “illegal waste transfer station” is just a place that you dump construction debris to pick it over for the parts you can re-use, without getting a permit from the city. The [application requirements](#) for a transfer station are quite detailed, which may be why the Tadins have chosen not to apply.

The first documented incident is in [2006](#) at 4335 S Western Ave. The property was owned under a trust, the beneficiary of whom was Michael Tadin; at that time the location was being operated by Kinsella Landscaping.

KINSELLA IS OPERATING A TRANSFER STATION BY DUMPING LANDSCAPE WASTE & C & D WASTE, THEN SEPARATING THE DEBRIS BEFORE TRANSFERRING WASTE TO A PERMITTED FACILITY. GREG STATED HE DUMPS WASTE IN CONCRETE STORAGE BINS IN SMALL AMOUNTS. C & D WASTE IS REMOVED WEEKLY TO A PERMITTED FACILITY AND LANDSCAPE WASTE IS TRANSFERRED TO KINSELLA'S COMPOSTING FACILITY IN BLUE ISLAND.

THE BIG PILE OF DEBRIS BELONGS TO MICHAEL TADIN. TADIN DUMPED THESE DEBRIS FROM THE CONSTRUCTION PROJECT HE WAS DOING FOR NORTHWESTERN UNIVERSITY. KINSELLA WAS TO BUY THESE DEBRIS FROM TADIN, BUT THE UNIVERSITY OBJECTED TO THE SALE & WANTED THE DEBRIS TO BE LAND FILLED.

This is the whole pattern in a single example, explicitly documented: Tadin does a construction project and wants to sell the debris rather than dispose of it. In preparation for doing so, he dumps it in an illegal transfer station.

It's unclear if the [2014](#) illegal dumping incident at the city owned facility on Kilbourn would qualify as an illegal transfer station; they do mention a pile of crushed concrete as well as the grindings.

In June [2018](#), T&B Limited was inspected and cited for running an illegal transfer station at 4008 S Ashland which included piles of waste from Ashland all the way past Damen to MAT Asphalt.



A diagram of waste piles at the illegal transfer station on 4008 S Ashland

After the city shut down the transfer station at 4008 S Ashland, the dumping was moved to 4010 S Damen. Just a few months later it was inspected and cited as well. [The report](#) states:

Upon arrival at the site, a dump truck with MT Transit signage arrived and immediately dumped a load of construction and demolition debris. Inspector Singler provided to the driver, City of Chicago credentials. The driver was asked to remain on site, but dropped the bucket and sped off during the conversation. A second truck arrived within minutes of the initial visit, with the same verbiage on the side of the truck. The second truck dumped a load of stone. The second driver agreed to remain on site while the Chicago Police were contacted for the purpose of vehicle impoundment. The second driver left the scene after dumping his load of stone and waiting approximately ten minutes. The driver was questioned as he was leaving the property as to who gave him permission to leave during a police activity, and the driver stated that his supervisor told him to leave the site.

5 months later in February 2019 there was a [followup inspection](#) where T&B Ltd's employee wouldn't let the city inspector on to the property until Anthony Tadin arrived:

Upon arriving at the easement entrance at 2075 W. 43rd St., I was block by an employee of T B Limited, in a dark colored Toyota Camry. I told the employee that I was a City Inspector here to do a follow-up complaint, but he wouldn't let me in. I then called the Chicago Police Department (CPD) to get assistance to enter the property. Before CPD arrived to assist me Anthony Tadin, from T B Limited arrived and escorted me into the property.

In [May 2020](#) an inspection of MAT Asphalt in response to air pollution complaints found evidence of illegal dumping:

ON THE WEST END OF THE PROPERTY, I OBSERVED SIGNS OF ILLEGAL DUMPING. THERE WAS DIRT (30-40 CUBIC YARDS), GRASS, TREE BRANCHES, FILLED BLACK TRASH BAGS (15), BOXES, AND TIRES. EXCAVATED SOIL WAS OBSERVED IN A MAKESHIFT SHELTER. THE SOIL CONTAINED PLASTIC AND DEBRIS. THERE WAS ALSO ANOTHER PILE ON THE EAST SIDE OF THE MAKESHIFT SHELTER THAT CONTAINED MIXED ASPHALT, GRAVEL, BRICKS, CONCRETE, WOOD, PLASTIC, AND SEWER PIPES.

THE OPERATING MANAGER AT MAT ASPHALT INFORMED ME THAT THEIR LEASE DOES NOT INCLUDE THE MOST WESTERN CORNER OF THE PROPERTY AND THAT ANY OTHER COMPANY IS LEASING THAT PROPERTY. I WAS UNABLE TO FIND OUT INFORMATION ABOUT THE OTHER COMPANY. ON THE COOK COUNTY ASSESSOR'S OFFICE INFORMATION LISTED T B LTD AT 5540 S MORGAN ST, CHICAGO, IL 60609 AS THE OWNERS OF THE PROPERTY AND LISTED THE PROPERTY ADDRESS AS 2129 W PERSHING RD, CHICAGO, IL 60609.

The most recent MAT Asphalt inspection, [January 26, 2021](#), still found signs of illegal dumping: "We observed signs of dumping (concrete slabs) in the most western portion of the property."