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# Timing right for lakefront remediation

By Kyle Schmitt

Staff Reporter

Environmental remediation and efforts geared toward economic development continued on the lakefront this past week, as the city conducted a soil cleanup/removal project on portion of Waukegan Port District property on Oct. 5.

The remediation work was performed on a four-acre parcel of land between Madison and Clayton St., bordered by Pershing Road on the west side, known as the Duphar property, and is located about 75 feet away from the edge of Waukegan Harbor.

The site is named for the animal feed business that formerly inhabited the property, and was last razed in 1992.

The city paid Lake County Grading to fill 100 to 120 truckloads with soil contaminated with polynuclear aromatic hydrocarbons, and haul the soil to the Onyx Zion Landfill. The process took longer than expected, but the city expects to have all contaminated soil removed by the end of this week.

The area will then be back-filled with clean soil, a process that should

be completed by early next week.

Measures taken to aid past building efforts caused the contamination, said city environmental consultant Gary Deigan. Historical fill, which had been dumped on the property to fill in the site due to either demolition or construction, caused the low levels of pollution present.

Deigan said the timing was right to take on the remediation project. A Lake County brownfield grant that matches the funds spent by the city expires in January, and the cleanup had to be finished before the boat storage space opens on Oct. 15.

"That's good partnering funding with the county right now," Deigan said. "Both the county and city have interest in the lakefront development, and this was a good way for them to work together."

The county will match the \$100,000 spent by the city on this particular project. The land did not require cleanup or soil removal for further industrial use, Deigan said, but the city must receive a no further remediation letter from the Illinois Environmental Protection Agency before it can rezone the land for residential use.

Barriers to prevent people from coming in contact with contaminat-

ed soil may be erected in the form of an asphalt parking lot, concrete foundation or new soil, Deigan said. When developers are ready to dig the foundation, there may be added coordination with the city to manage the soil on the site. Construction is expected to start on the site next spring.

A development has been proposed by Waukegan Lakefront Development Corp. for a building containing first-floor retail space and approximately 400 condominium units, said city of Waukegan senior planner Noelle Kischer. The master plan for downtown and lakefront revitalization calls for retail and condominiums on the property, which she believe is a prime site for development.

"It has wonderful views adjacent to the waterfront, and it's going to be a huge benefit for the city and the port district to have the site development ready," Kischer said.

Kischer said that the city is nearly finished with its remediation project at the Yeoman Creek site, where workers are putting a new cover on the landfill. Soil cleanup and removal will begin soon at the coke plant site.

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