

Site Redevelopment Profile

North Shore Gas South Plant

1 South Pershing Road, Waukegan, Illinois 60085

Property Overview

Size

20 acres

Current Site Uses

- Waukegan Harbor and Marina
- Chicago Yachting Center

Use Restrictions

- Groundwater use restrictions

Surrounding Population

12,260
1 MILE

85,154
3 MILES

141,866
5 MILES

86% of people living within 1 mile of the site's boundary are people of color, compared to the state average of 39%.

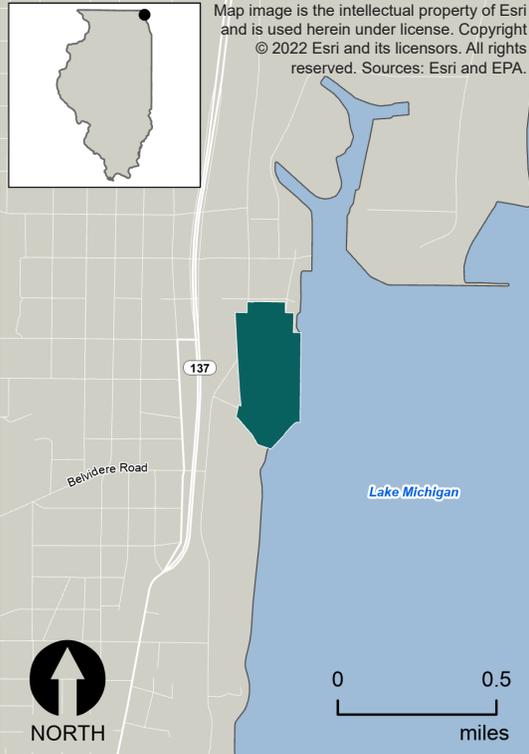


Figure 1. The location of the North Shore Gas South Plant site in Illinois

Site History and Redevelopment Timeline

1897-1900

The Waukegan Pipeline Service Company constructed the North Shore Gas South Plant in 1897. Waukegan Gas, Light and Fuel Company operated the plant until it was sold in 1900 to North Shore Gas Company.

1900-1946

North Shore Gas Company operated the plant to produce manufactured gas to power street lighting, heating and cooking.

1946-1951

North Shore Gas Company closed the plant in 1946 and demolished it in 1951.

2001-2003

Groundwater sampling on site revealed that previous plant operations caused contamination.

2015-2019

EPA issued an interim Record of Decision for the site's cleanup, including a groundwater extraction system to address groundwater contamination. The cleanup started in 2019.

Present

The site has been home to the Waukegan Harbor and Marina since 1985 as well as the Chicago Yachting Center since 2016. Several other businesses also operate at the site. Groundwater cleanup is ongoing.

History and Cleanup

The North Shore Gas South Plant Superfund site is on the shores of Lake Michigan in Waukegan, Illinois. Starting in 1897, several entities produced manufactured gas at the plant facilities on site. The facilities included a coal gas condensing building, a purifying building, a generator building and a laboratory. Four tar wells and five gas and oil storage tanks were also on site.

Groundwater samples collected at the site from 2001 to 2003 contained volatile organic compounds and other contaminants such as cyanide and metals. EPA did not list the site on the Superfund program's National Priorities List (NPL). EPA considers it an NPL-caliber site and is following the Superfund Alternative Approach. Public water supplied to the area is not affected by the site because it is drawn from Lake Michigan. Cleanup included removing tar from monitoring and recovery wells on site and on the Port District property, and installation of a groundwater extraction system. In 2013, North Shore Gas worked with the state to remove soil contamination through a solidification and stabilization process. Under EPA oversight, the potentially responsible parties are cleaning up the site. In 2021, EPA issued a Final Remedial Design Report for the groundwater extraction system used during the cleanup. Groundwater cleanup is ongoing.

Redevelopment

Today, the former gas plant areas are home to the Waukegan Harbor and Marina. The marina can accommodate a wide variety of sailboats and luxury cruisers on Lake Michigan. Walkways line the water to the marina providing easy public access to the lake and boating areas. The marina includes access to the Waukegan beach, several on-site restaurants, wireless internet at the dock, public launch ramps, a fuel dock, shower and laundry facilities and on-site security. Additional areas of the marina are available for redevelopment.

In 2016, the Waukegan Harbor and Marina approved a lease agreement to use part of the site as an indoor boat sales and storage facility. The developer, Bay Marine, constructed the Chicago Yachting Center, a state-of-the-art facility with climate-controlled indoor and outdoor storage, repair capacity, and yacht sales and brokerage services. The center was partially constructed through Waukegan Harbor's Master Planning Grant used by the Illinois Department of Natural Resources and includes an 85-ton liftwell for securing boats and yachts out of the water. Construction of the indoor boat storage building finished in 2018.

Parts of several businesses are also active and operating at the site. These include Waukegan Port District administrative maintenance facilities, marina parking and storage, and a specialty coatings manufacturer. Cleanup of the site has allowed for its safe reuse, giving the community more access to Lake Michigan with cutting-edge amenities and attractions.

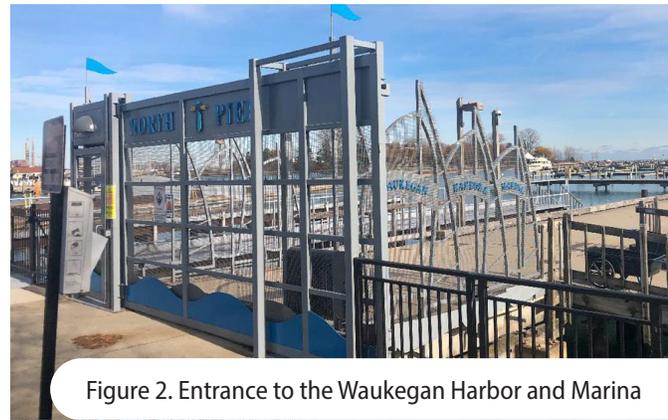


Figure 2. Entrance to the Waukegan Harbor and Marina



Figure 3. Walkways along the Waukegan Harbor



Figure 4. Indoor storage and repair facilities at the Chicago Yachting Center

Contacts

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