

# UNOFFICIAL COPY

PREPARED BY:

Name: Bridge Bedford Park, LLC  
Attention: Mr. Mark Houser

Address: 1000 W. Irving Park Road, Suite 150  
Itasca, Illinois 60143



Doc# 1930934110 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/05/2019 11:18 AM PG: 1 OF 10

RETURN TO:

Name: Bridge Bedford Park, LLC  
Attention: Mr. Mark Houser

Address: 1000 W. Irving Park Road, Suite 150  
Itasca, Illinois 60143

(THE ABOVE SPACE FOR RECORDER'S OFFICE)

## LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE

THE OWNER AND/OR OPERATOR OF THE LEAKING UNDERGROUND STORAGE TANK SYSTEM(S) ASSOCIATED WITH THE RELEASE REFERENCED BELOW, WITHIN 45 DAYS OF RECEIVING THE NO FURTHER REMEDIATION LETTER CONTAINING THIS NOTICE, MUST SUBMIT THIS NOTICE AND THE REMAINDER OF THE NO FURTHER REMEDIATION LETTER TO THE OFFICE OF THE RECORDER OR REGISTRAR OF TITLES OF COOK COUNTY IN WHICH THE SITE DESCRIBED BELOW IS LOCATED.

Illinois EPA No.: 0310120009

Leaking UST Incident No.: 20190924

Bridge Bedford Park, LLC, the owner and/or operator of the leaking underground storage tank system(s) associated with the above-referenced incident, whose address 1000 W. Irving Park Road, Suite 150, Itasca, Illinois, has performed investigative and/or remedial activities for the site identified as follows:

1. Legal Description or Reference to a Plat Showing the Boundaries: See Attached
2. Common Address: 6855 West 65<sup>th</sup> Street, Bedford Park, Illinois.
3. Real Estate Tax Index/Parcel Index Number: 19-19-117-053-0000
4. Site Owner: Bridge Bedford Park, LLC.
5. Land Use Limitation: There are no land use limitations.
6. See the attached No Further Remediation Letter for other terms.

jrm

S ✓  
P 10  
S ✓  
M  
SC  
E  
[Signature]

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## LEGAL DESCRIPTION

The Site is composed of four contiguous parcels (Parcels 1, 2, 3 and 4) shown in the ALTA Survey (included as Appendix A). The legal description of each parcel is provided below.

### Parcel 1

THAT PART OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH 50 FEET OF SAID QUARTER QUARTER SECTION WHICH IS 25 FEET WEST OF THE EAST LINE THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 50 FEET A DISTANCE OF 260.70 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE AFORESAID QUARTER QUARTER SECTION 157.50 FEET; THENCE WESTERLY 158.30 FEET TO A POINT ON THE WEST LINE OF THE EAST 444 FEET OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 19 AFORESAID, WHICH IS 207.50 FEET SOUTH OF THE NORTH LINE THEREOF; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 444 FEET OF SAID QUARTER QUARTER SECTION 332 FEET TO AN INTERSECTION WITH A CURVED LINE CONVEX TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVED LINE WITH A RADIUS OF 278.94 FEET A DISTANCE OF 66.79 FEET TO THE POINT OF TANGENCY OF SAID CURVED LINE LYING ON THE NORTH LINE OF THE SOUTH 800 FEET OF THE AFORESAID SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 19; THENCE EAST ALONG SAID LINE 352.80 FEET TO THE WEST LINE OF THE EAST 25 FEET OF SAID QUARTER QUARTER SECTION; THENCE NORTH 480.55 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

### Parcel 2

THAT PART OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH 50 FEET OF SAID QUARTER QUARTER SECTION WHICH IS 285.70 FEET WEST OF THE EAST LINE THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 50 FEET A DISTANCE OF 429.30 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTH 50 FEET OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SAID SECTION 19, A DISTANCE OF 558 FEET TO THE POINT OF TANGENCY OF A CURVED LINE CONVEX TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID CURVED LINE WITH A RADIUS OF 278.94 FEET, A DISTANCE OF 161.37 FEET TO AN INTERSECTION WITH A DIAGONAL LINE RUNNING ACROSS THE AFORESAID SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  SECTION 19, DRAWN FROM THE NORTHEAST CORNER TO THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTHEASTERLY ALONG SAID DIAGONAL LINE 59.54 FEET TO AN INTERSECTION WITH A CURVED LINE CONCENTRIC WITH AND 18 FEET DISTANT FROM THE CURVED LINE HERETOFORE

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## LEGAL DESCRIPTION

DESCRIBED; THENCE SOUTHWESTERLY ALONG SAID CURVED LINE WITH A RADIUS OF 296.94 FEET, A DISTANCE OF 43.04 FEET TO AN INTERSECTION WITH A LINE 14 FEET SOUTHEASTERLY FROM AND PARALLEL WITH THE DIAGONAL LINE HERETOFORE DESCRIBED; THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED LINE 133.86 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES 16 FEET; THENCE NORTHEASTERLY FROM AND PARALLEL WITH THE DESCRIBED DIAGONAL LINE RUNNING ACROSS THE AFORESAID QUARTER QUARTER SECTION 85.99 FEET TO THE POINT OF TANGENCY OF A CURVED LINE CONVEX TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVED LINE WITH A RADIUS OF 278.94 FEET (SAID CURVED LINE BEING ALSO TANGENT TO THE NORTH LINE OF THE SOUTH 800 FEET TO AFORESAID SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 19 AT A POINT 377.90 FEET WEST OF THE EAST LINE OF SAID QUARTER QUARTER SECTION) A DISTANCE OF 151.83 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 444 FEET OF THE QUARTER QUARTER SECTION AFORESAID; THENCE NORTH ALONG THE LAST DESCRIBED 332 FEET TO A POINT 207.50 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 19 AFORESAID; THENCE EASTERLY 158.30 FEET TO A POINT ON THE WEST LINE OF THE EAST 285.70 FEET TO SAID QUARTER QUARTER SECTION, WHICH IS 207.50 FEET SOUTH OF THE NORTH LINE THEREOF; THENCE NORTH ALONG THE DESCRIBED LINE 157.50 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### Parcel 3

THAT PART OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 25 FEET WEST OF THE EAST LINE AND 650 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST PARALLEL TO THE SOUTH LINE THEREOF 504.23 FEET; THENCE SOUTHWESTERLY 218.62 FEET ON A CURVED LINED, CURVED CONVEX TO THE NORTHWEST RADIUS 278.94 FEET SAID CURVE BEING TANGENT TO THE LINE 650 FEET NORTH OF THE SOUTH LINE OF THE QUARTER SECTION AFORESAID AND ALSO TANGENT TO A DIAGONAL LINE 30 FEET SOUTHEASTERLY OF AND PARALLEL TO A LINE RUNNING FROM THE NORTHEAST CORNER TO THE SOUTHWEST CORNER OF THE SOUTH EAST  $\frac{1}{4}$  OF THE NORTH WEST  $\frac{1}{4}$  OF SAID SECTION 19; THENCE SOUTHWESTERLY ALONG SAID DIAGONAL LINE 100.66 FEET TO AN INTERSECTION WITH A CURVED LINE, CURVE CONVEX TO THE NORTHWEST RADIUS 296.94 FEET SAID CURVE BEING TANGENT TO A LINE 526 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF THE AFORESAID QUARTER QUARTER SECTION; THENCE NORTHEASTERLY ALONG SAID CURVE 131.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE EASTERLY 40.01 FEET TO A POINT 525 FEET NORTH OF THE SOUTH LINE AND 631.41 FEET WEST OF THE EAST LINE OF THE AFORESAID QUARTER QUARTER SECTION; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 606.41 FEET; THENCE NORTH 125 FEET TO THE PLACE OF BEGINNING.

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## LEGAL DESCRIPTION

### Parcel 4

THAT PART OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 25 FEET WEST OF THE EAST LINE AND 800 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST PARALLEL TO THE SOUTH LINE THEREOF 352.80 FEET; THENCE SOUTHWESTERLY 218.62 FEET ON A CURVED LINE, CURVE CONVEX TO THE NORTHWEST RADIUS 278.94 FEET; SAID CURVE BEING TANGENT TO THE LINE 800 FEET NORTH OF THE SOUTH LINE OF THE QUARTER QUARTER SECTION AFORESAID AND ALSO TANGENT TO A DIAGONAL LINE 30 FEET SOUTHEASTERLY OF AND PARALLEL TO A LINE RUNNING FROM THE NORTHEAST CORNER TO THE SOUTHWEST CORNER OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SAID SECTION 19; THENCE SOUTHWESTERLY ALONG SAID DIAGONAL 212.47 FEET TO THE POINT OF TANGENCY OF A CURVED LINE, CURVED CONVEX TO THE NORTHWEST RADIUS 278.94 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 218.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE LYING ON A LINE 650 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION AFORESAID; THENCE EAST ALONG SAID LINE 504.23 FEET TO A POINT 25 FEET WEST OF THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH 150 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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SITE BASE MAP  
LPC# 0310120009/COOK COUNTY

IEMA# H2019-0924

BRIDGE POINT BEDFORD PARK  
LEAKING UNDERGROUND STORAGE TANK  
PROGRAM/TECHNICAL REPORTS



WEST 65TH STREET

E

F

OAK PARK AVENUE

SITE  
BOUNDARY

WAREHOUSE  
BUILDING

SOUTH 24° WEST 810 FEET

40 FEET  
40 FEET

REMEDIA  
TION  
SITE  
BOUNDARY

Property of Cook County Clerk's Office

SCALE IN FEET





# ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

JB PRITZKER, GOVERNOR

JOHN J. KIM, DIRECTOR

(217) 524-3300

CERTIFIED MAIL

7018 1830 0000 5289 1616

OCT 24 2019

Bridge Bedford Park, LLC  
 Attention: Mr. Mark Houser  
 1000 W. Irving Park Road, Suite 150  
 Itasca, Illinois 60143

Re: 0310120009 -- Cook County  
 Bedford Park/ Bridge Point Bedford Park  
 6855 W. 65<sup>th</sup> Street  
 Leaking UST Incident 20190924  
 Leaking UST Technical File

Dear Mr. Houser:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the Corrective Action Completion Report submitted for the above-referenced incident. This information was dated October 15, 2019 and was received by the Illinois EPA on October 16, 2019. Citations in this letter are from the Environmental Protection Act (415 ILCS 5) (Act) and Title 35 of the Illinois Administrative Code (35 Ill. Adm. Code).

The Early Action Tier 1 Remediation Objectives Compliance Report and the Licensed Professional Engineer Certification submitted pursuant to Section 57.6 of the Act and 35 Ill. Adm. Code 734.135(d) indicate the remediation objectives have been met.

Based upon the certification by Christopher J. Blume, a Licensed Professional Engineer, and pursuant to Section 57.10 of the Act (415 ILCS 5/57.10), your request for a no further remediation determination is granted under the conditions and terms specified in this letter.

Issuance of this No Further Remediation Letter (Letter), based on the certification of the Licensed Professional Engineer, signifies that: (1) all statutory and regulatory corrective action requirements applicable to the occurrence have been complied with; (2) all corrective action concerning the remediation of the occurrence has been completed; and (3) no further corrective action concerning the occurrence is necessary for the protection of human health, safety, and the environment. Pursuant to Section 57.10(d) of the Act, this Letter shall apply in favor of the following parties:

1. Bridge Bedford Park, LLC, the owner or operator of the underground storage tank system(s).
2. Any parent corporation or subsidiary of such owner or operator.

4302 N. Main Street, Rockford, IL 61103 (815) 987-7760  
 595 S. State Street, Elgin, IL 60123 (847) 608-3131  
 2125 S. First Street, Champaign, IL 61820 (217) 278-5800  
 2009 Mall Street Collinsville, IL 62234 (618) 346-5120

9511 Harrison Street, Des Plaines, IL 60016 (847) 294-4000  
 412 SW Washington Street, Suite D, Peoria, IL 61602 (309) 671-3022  
 2309 W. Main Street, Suite 116, Marion, IL 62959 (618) 993-7200  
 100 W. Randolph Street, Suite 4-500, Chicago, IL 60601

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3. Any co-owner or co-operator, either by joint tenancy, right-of-survivorship, or any other party sharing a legal relationship with the owner or operator to whom the Letter is issued.
4. Any holder of a beneficial interest of a land trust or inter vivos trust whether revocable or irrevocable.
5. Any mortgagee or trustee of a deed of trust of such owner or operator.
6. Any successor-in-interest of such owner or operator.
7. Any transferee of such owner or operator whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest.
8. Any heir or devisee of such owner or operator.
9. An owner of a parcel of real property to the extent that this Letter applies to the occurrence on that parcel.

This Letter and all attachments, including but not limited to the Leaking Underground Storage Tank Environmental Notice, must be filed within 45 days of receipt as a single instrument with the Office of the Recorder or Registrar of Titles in the county in which the above-referenced site is located. This Letter shall not be effective until officially recorded by the Office of the Recorder or Registrar of Titles of the applicable county in accordance with Illinois law so it forms a permanent part of the chain of title for the above-referenced property. Within 30 days of this Letter being recorded, an accurate and official copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA. For recording purposes, it is recommended that the Leaking Underground Storage Tank Environmental Notice of this Letter be the first page of the instrument filed.

## CONDITIONS AND TERMS OF APPROVAL

### LEVEL OF REMEDIATION AND LAND USE LIMITATIONS

1. The remediation objectives for the above-referenced site, more particularly described in the Leaking Underground Storage Tank Environmental Notice of this Letter, were established in accordance with the requirements of the Tiered Approach to Corrective Action Objectives (35 Ill. Adm. Code 742) rules.

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2. As a result of the release from the underground storage tank system(s) associated with the above-referenced incident, the above-referenced site, more particularly described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter, shall not be used in a manner inconsistent with the following land use limitation: There are no land use limitations.
3. The land use limitation specified in this Letter may be revised if:
  - a. Further investigation or remedial action has been conducted that documents the attainment of objectives appropriate for the new land use; and
  - b. A new No Further Remediation Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

## PREVENTIVE, ENGINEERING, AND INSTITUTIONAL CONTROLS

4. Preventive: None.  
  
Engineering: None.  
  
Institutional: This Letter shall be recorded as a permanent part of the chain of title for the above-referenced site, more particularly described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter.
5. Failure to establish, operate, and maintain controls in full compliance with the Act, applicable regulations, and the approved corrective action plan, if applicable, may result in voidance of this Letter.

## OTHER TERMS

6. Any contaminated soil or groundwater removed or excavated from, or disturbed at, the above-referenced site, more particularly described in the Leaking Underground Storage Tank Environmental Notice of this Letter, must be handled in accordance with all applicable laws and regulations under 35 Ill. Adm. Code Subtitle G.



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7. Further information regarding the above-referenced site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

Illinois Environmental Protection Agency  
Attention: Freedom of Information Act Officer  
Division of Records Management - #16  
1021 North Grand Avenue East  
Post Office Box 19276  
Springfield, IL 62794-9276

8. Pursuant to 35 Ill. Adm. Code 734.720, should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the owner or operator of the leaking underground storage tank system(s) associated with the above-referenced incident and the current title holder of the real estate on which the tanks were located, at their last known addresses. The notice shall specify the cause for the voidance, explain the provisions for appeal, and describe the facts in support of the voidance. Specific acts or omissions that may result in the voidance of this Letter include, but shall not be limited to:

- a. Any violation of institutional controls or industrial/commercial land use restrictions;
- b. The failure to operate and maintain preventive or engineering controls or to comply with any applicable groundwater monitoring plan;
- c. The disturbance or removal of contamination that has been left in-place in accordance with the Corrective Action Plan or Completion Report;
- d. The failure to comply with the recording requirements for the Letter;
- e. Obtaining the Letter by fraud or misrepresentation; or
- f. Subsequent discovery of contaminants, not identified as part of the investigative or remedial activities upon which the issuance of the Letter was based, that pose a threat to human health or the environment.

Submit an accurate and official copy of this Letter, as recorded, to:

Illinois Environmental Protection Agency  
Bureau of Land - #24  
Leaking Underground Storage Tank Section  
1021 North Grand Avenue East  
Post Office Box 19276  
Springfield, IL 62794-9276

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If you have any questions or need further assistance, please contact the Illinois EPA project manager, James R. Malcom, III, at (217) 524-9140.

Sincerely,



Michael T. Lowder  
Unit Manager  
Leaking Underground Storage Tank Program  
Remedial Project Management Section  
Bureau of Land

MTL/jrm

Attachments: Leaking Underground Storage Tank Environmental Notice  
Legal Description

KEK

cc: RPS Group, Inc., Steve Torres (electronic copy), <steve.torres@rpsgroup.com>  
BOL File

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