



12 South Center Street
Bensenville, IL 60106

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Fax: 630.350.3436
www.bensenville.il.us

VILLAGE BOARD

May 4, 2023

President
Frank DeSimone

Mr. Peter Pazola
219 North Walnut Street #1
Bensenville, Illinois 60106

Board of Trustees
Pesa Carmona
Ann Franz
Marie L. Frey
Michael Lomas
Nicholas Pansicola Jr.
Armando Paroz

Re: May 2, 2023 FOIA Request

Village Clerk
Hancy Dunn

Dear Mr. Pazola:


I am pleased to help you with your May 2, 2023 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on May 2, 2023. You requested copies of the items indicated below:

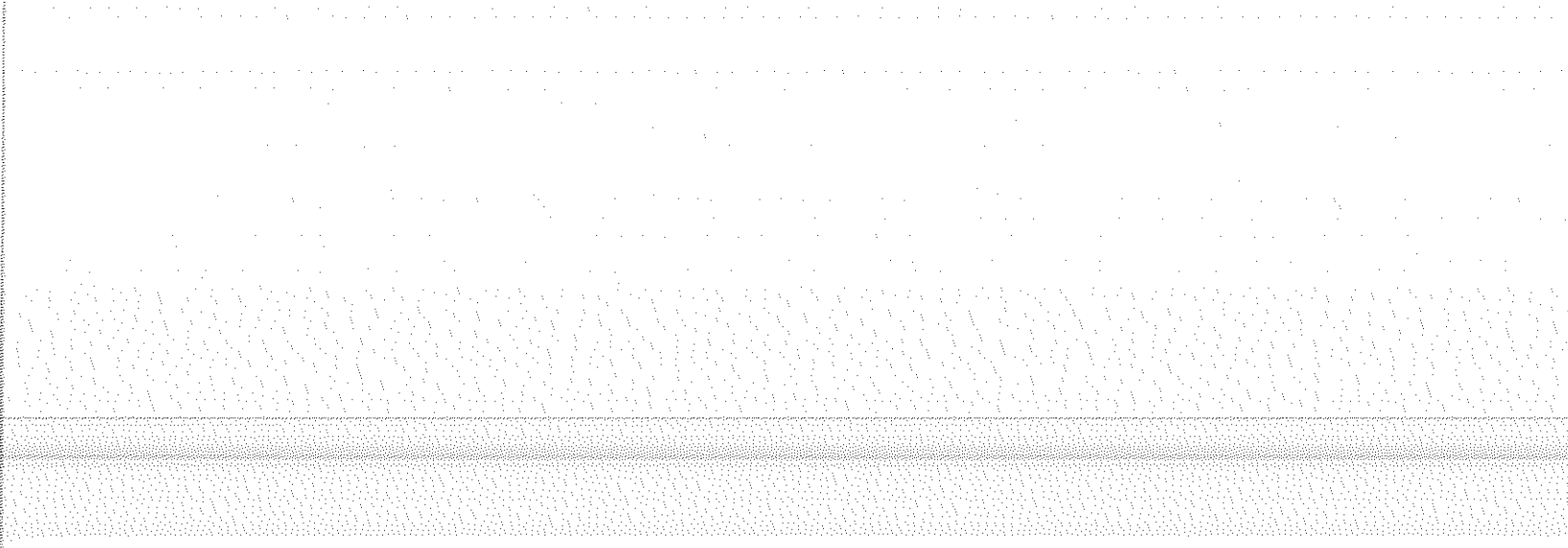
"Copy of play of survey, 220 N. York Rd. Bensenville, IL 60106."

Village Manager
Lisa K. Summers

Your FOIA request is hereby granted in full with the enclosed records. No redactions have been made.

Very truly yours,


Corey Williamsen
Freedom of Information Officer
Village of Bensenville



LEGEND

- CULVERT
- DRAINAGE STRUCTURE ROUND
- DRAINAGE STRUCTURE SQUARE
- ◁ FLARED END SECTION
- ⊙ STORM MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ WATER VALVE VAULT
- ⊙ FIRE HYDRANT
- ☆ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC TRANSFORMER
- ⊙ AIR CONDITIONER COMPRESSOR
- ⊙ TELEPHONE PEDESTAL
- ⊙ FENCE POST
- FOUND IRON ROD / PIPE

- PROPERTY LINE
- - - EASEMENT LINE
- OVERHEAD ELECTRIC LINE
- CURB AND GUTTER
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- FENCE LINE
- TREE LINE
- ASPHALT SURFACE
- CONCRETE SURFACE

ABBREVIATIONS

- XXX.XX' MEASURED DIMENSION
- (XXX.XX') RECORD DIMENSION
- DOC. DOCUMENT
- NO. NUMBER
- P.I.N. PARCEL INDEX NUMBER

SURVEY NOTES:

- 1) THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY TO BE DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CCH2202907LD WITH A COMMITMENT DATE OF APRIL 25, 2022, AND PRINTED MAY 09, 2022.
- 2) WITH RESPECT TO POSSIBLE ENCROACHMENTS, WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENT, IMPROVEMENTS WITHIN SEVERAL FEET OF EITHER SIDE OF THE PROPERTY LINES ARE SHOWN AND NOTED WITH DIMENSIONAL TIES TO THE PROPERTY LINE. NONE VISIBLE.

TABLE A ITEMS:

- NO. 1: MONUMENTS ARE AS NOTED AT EACH CORNER.
- NO. 2: THE ADDRESS OF THE SITE IS 215 IRVING PARK ROAD, BENSenville, IL 60106
- NO. 3: ACCORDING TO A SCALED INTERPRETATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DUPAGE COUNTY, ILLINOIS, AND INCORPORATED AREAS, PARCEL NUMBER 79 OF 287, MAP NUMBER 170430079J WITH A MAP REVISION DATE OF AUGUST 1, 2019, THE SITE FALLS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- NO. 4: AREA OF THE SUBJECT PROPERTY IS 133,793 SQFT OR 3.071 ACRES.
- NO. 5: WITH RESPECT TO 7(a), 7(b)(1), AND 7(c), NO BUILDINGS OBSERVED.
- NO. 6: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK AS SHOWN HEREON.
- NO. 9: NUMBER OF MARKED PARKING SPACES: NO MARKED PARKING SPACES WERE OBSERVED ON THE SUBJECT TRACT.
- NO. 11(a): ABOVE GROUND VISIBLE EVIDENCE OF UNDERGROUND UTILITIES ARE SHOWN ON THE SURVEY. NO UNDERGROUND UTILITY INVESTIGATIONS WERE PERFORMED. THE FOLLOWING PLANS AND/OR REPORTS WERE USED FOR REFERENCE:
J.U.I.E. REQUEST, DIG NUMBER: A221453725. MEMBERS CONTACTED BY JULIE: AT&T DISTRIBUTION, COMMONWEALTH EDISON, COMCAST, THE VILLAGE OF BENSenville, MCI/VERIZON, NICOR GAS AND USIC LOCATING SERVICES, HBK ENGINEERING, CENTURYLINK, DUPAGE COUNTY DIVISION OF TRANSPORTATION.
- NO. 16: IN THE PROCESS OF CONDUCTING THE FIELDWORK, THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- NO. 17: THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. DURING THE PROCESS OF CONDUCTING THE FIELDWORK, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

SCHEDULE B ITEMS:

SCHEDULE B ITEMS TO BE ADDRESSED UPON RECEIPT OF UPDATED TITLE COMMITMENT.

SURVEYOR'S CERTIFICATION:

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: CHICAGO TITLE INSURANCE COMPANY; AND
THE THOMPSON FAMILY LIMITED PARTNERSHIP;

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 11b, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 08, 2022.

DATED THIS 13th DAY OF JULY IN THE YEAR 2022.

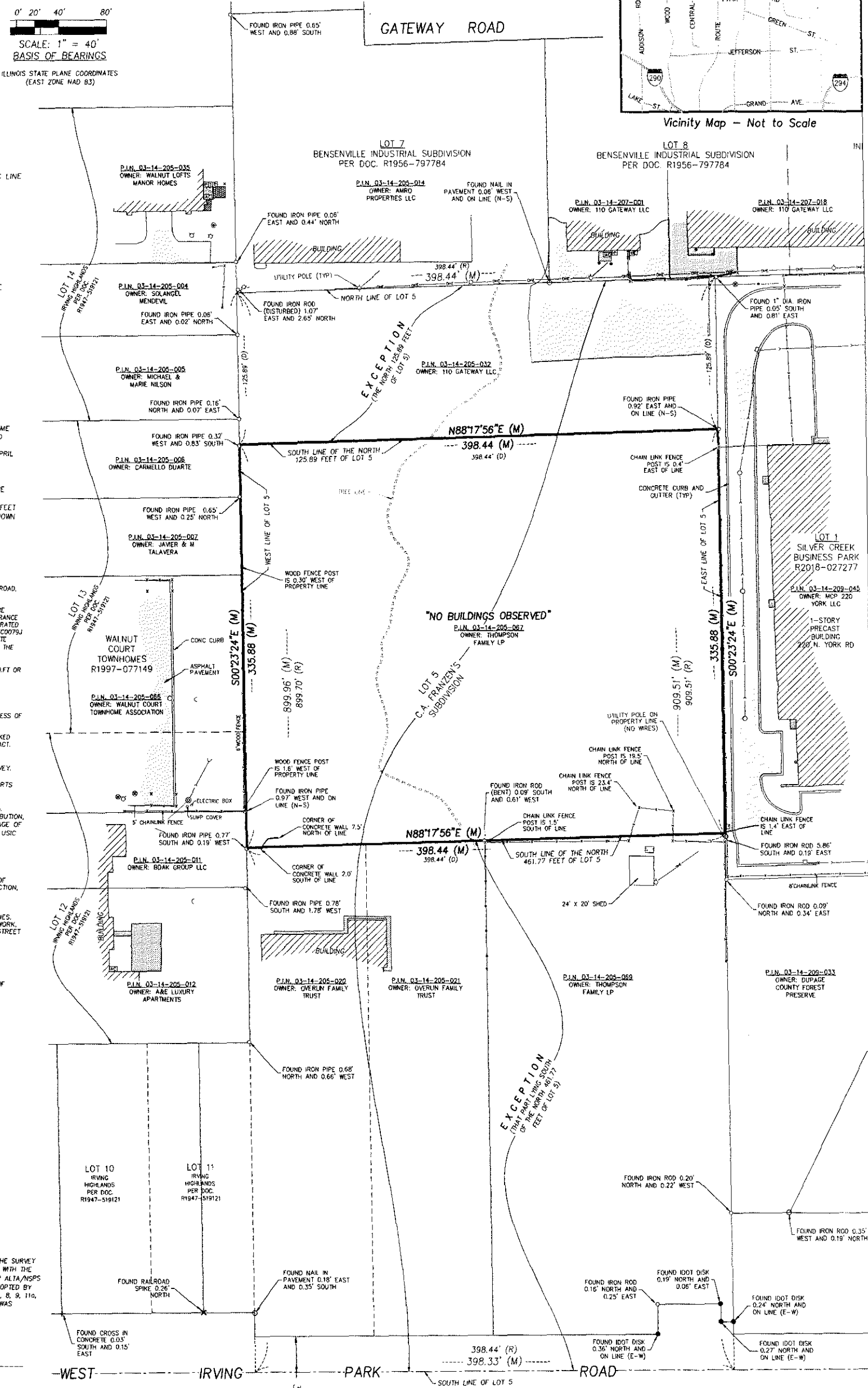
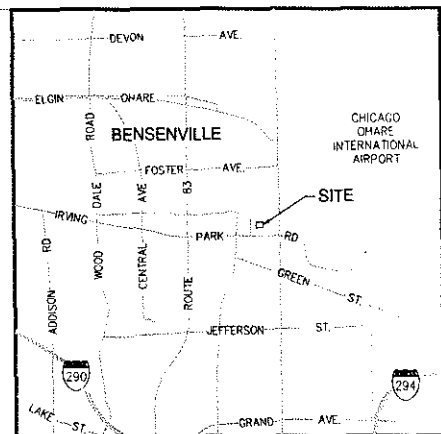
CARL J. COOK
JACOB & HEFNER ASSOCIATES, INC.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003543
JCOOK@JACOBANDHEFNER.COM
MY LICENSE EXPIRES NOV. 30, 2022

UTILITY STATEMENT:

J.U.I.E. DIG NO. A221453725. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM THE FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ALTA/NSPS LAND TITLE SURVEY

LOT 5 (EXCEPT THAT PART LYING SOUTH OF THE NORTH 461.77 FEET THEREOF AND ALSO EXCEPT THE NORTH 125.89 FEET OF LOT 5 IN C.A. FRANZEN'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIANM ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 11, 1919 AS DOCUMENT NUMBER 139197, IN DUPAGE COUNTY, ILLINOIS.



Survey No.:	F 3 9 2 b
Ordered By:	Arco Murray
Description:	ALTA / ACSN Land Title Survey
Date Prepared:	July 14, 2022
Scale:	1" = 40'
Prepared By:	ERP

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