



**BENSENVILLE**  
A VILLAGE OF ILLINOIS

12 South Center Street  
Bensenville, IL 60106  
Office: 630.350.3404  
Fax: 630.350.3438  
[www.bensenville.us](http://www.bensenville.us)

VILLAGE BOARD

May 4, 2023

President  
Frank DeSavio

Board of Trustees  
Pete Cormane  
Ari Frazee  
Maria Frey  
Melanie Lucas  
Nicholas Panticola Jr.  
Amanda Perez

Village Clerk  
Nancy Dunn

Village Manager  
Evan K. Summers

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

Re: May 2, 2023 FOIA Request

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 plat of survey, 220 N. York Rd. Bensenville, IL 60106."*

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 CONDITIONED 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



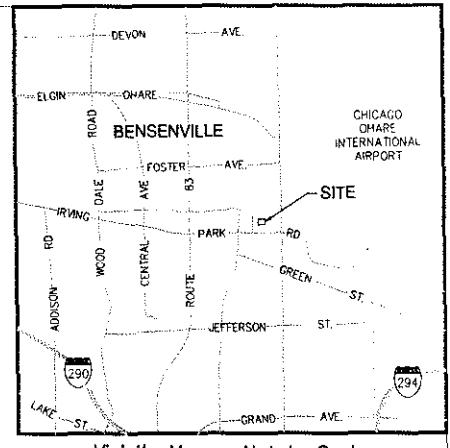
0' 20' 40' 80'  
SCALE: 1" = 40'  
BASIS OF BEARINGS

ILLINOIS STATE PLANE COORDINATES  
(EAST ZONE NAD 83)

# 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 MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 11, 1919 AS DOCUMENT NUMBER 139197, IN DUPAGE COUNTY, ILLINOIS.

## GATEWAY ROAD



Vicinity Map - Not to Scale

### LOT 7 BENSENVILLE INDUSTRIAL SUBDIVISION PER DOC. R1956-797784

PLN. 03-14-205-014  
OWNER: AMRO PROPERTIES LLC

FOUND NAIL IN  
PAVEMENT 0.06' WEST  
AND ON LINE (N-S)

PLN. 03-14-207-001  
OWNER: 110 GATEWAY LLC

FOUND IRON PIPE 0.06'  
EAST AND 0.44' NORTH

### LOT 8 BENSENVILLE INDUSTRIAL SUBDIVISION PER DOC. R1956-797784

PLN. 03-14-207-018  
OWNER: 110 GATEWAY LLC

BUILDING

BUILDING

FOUND 1" DIA IRON  
PIPE 0.05' SOUTH  
AND 0.81' EAST

## 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. CCH12022907LD 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 FLOODPLAIN MAP FOR CHICAGO COUNTY, ILLINOIS, AND P02022907LD 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 SQ.FT. 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. 7(a): NUMBER OF MARKED PARKING SPACES: NO MARKED PARKING SPACES WERE OBSERVED ON THE SUBJECT TRACT.

NO. 7(b): 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.L.I.E. REQUEST, DIL NUMBER: A221453725. MEMBERS CONTACTED BY J.U.L.I.E. AT&T DISTRIBUTION, COMMONWEALTH EDISON, CONCAST, THE VILLAGE OF BENSENVILLE, MCI/VERIZON, NIGOR GAS AND USIC LOCATING SERVICES, HBR 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 PLAT AND THE SURVEY UPON 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, 11, 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 & HEFFNER ASSOCIATES, INC.  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003543  
JACOBANDHEFFNER.COM  
COOK@JACOBANDHEFFNER.COM  
MY LICENSE EXPIRES NOV. 30, 2022



## UTILITY STATEMENT:

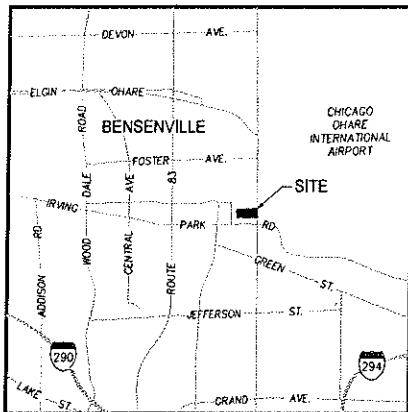
J.U.L.I.E. DIL NO. A221453725. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM THE FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRIZE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER 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.

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

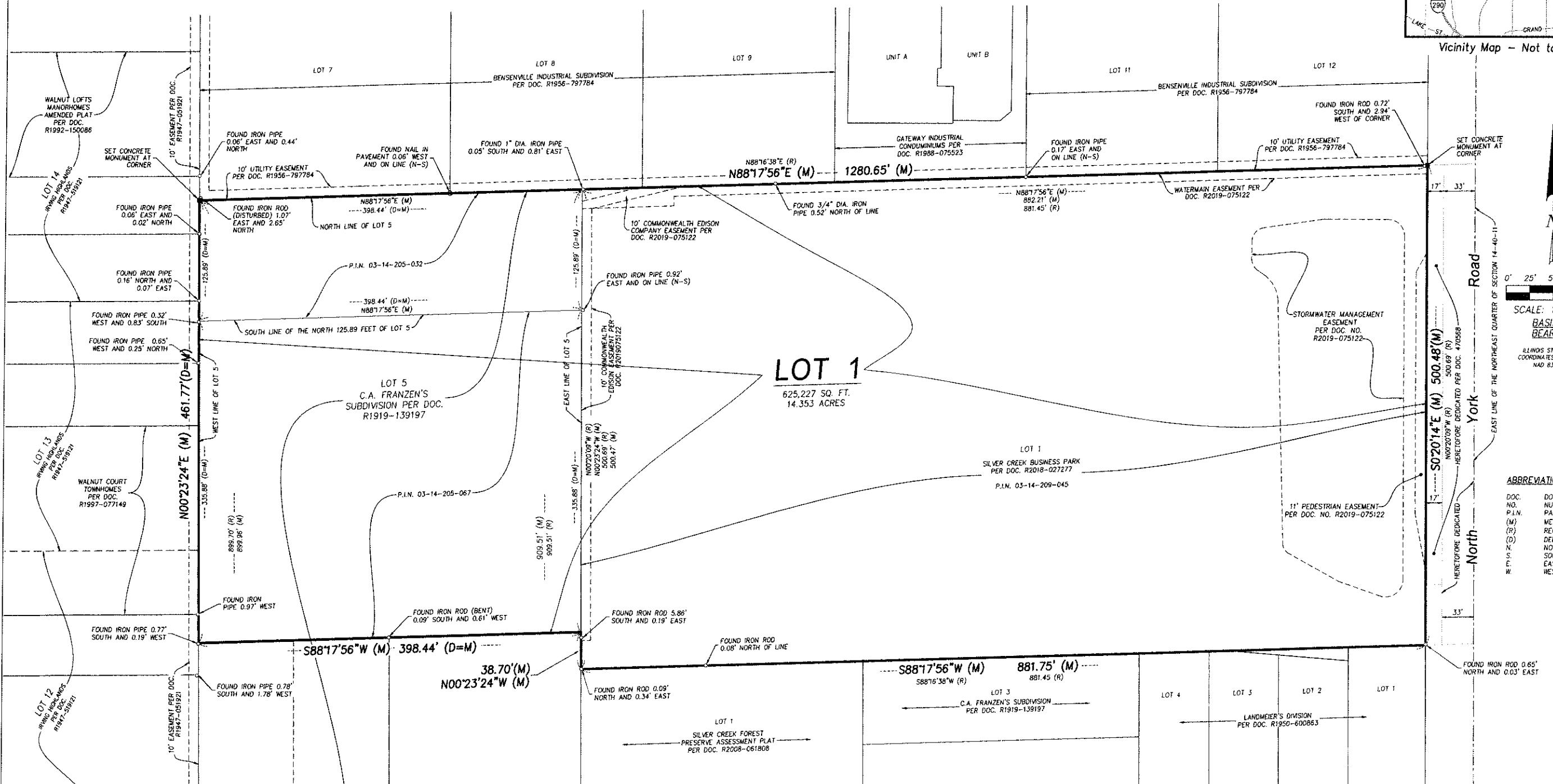
PARCEL INDEX NUMBERS  
03-14-209-045  
03-14-205-067  
03-14-205-032

FINAL PLAT OF  
SILVER CREEK BUSINESS PARK - UNIT 2

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER  
OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 11, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



Vicinity Map - Not to Scale



ABBREVIATIONS

DOC.	DOCUMENT NUMBER
NO.	PARCEL INDEX NUMBER
(M)	MEASURED DISTANCE
(R)	RECORD DISTANCE
(D)	DEED DISTANCE
N.	NORTH
S.	SOUTH
E.	EAST
W.	WEST

FOUND IRON ROD 0.65' NORTH AND 0.03' EAST

Survey No.:	F 3 9 2 b	
Ordered By:	Arco Murray	
Description:	DRG Bensenville Subdivision	
Date Prepared:	August 18, 2022	
Scale:	1" = 50'	Field MB ERP