

Angelo "Skip" Saviano  
Village President  
Gina Pesko  
Village Clerk  
Paul A. Volpe  
Village Manager  
Michael Durkin  
Village Attorney

**Trustees**  
Alan T. Kaminski  
Jeff Sargent  
Angela Stranges  
Anthony Del Santo  
Angelo J. Lollino  
Jonathan L. Zivojnovic

Jordan Sparacio  
Jordan.sparacio@pemc-limited.com

November 15, 2017

RE: Freedom of Information Act Request

Dear Mr. Sparacio,

The Village of Elmwood Park is in receipt of your November 15, 2017, Freedom of Information Act (5 ILCS 140/1 et seq.) ("FOIA") for the following records:

**"I need to know if there are any open code violations on the property at 2834 N. 75<sup>th</sup> Ave. I also need to know if the property has been registered with the vacant building registration program if so by whom, when, what fee was paid and what fee is due next"**

**Please be advised this property has NOT been registered and no fees have been paid.**

Enclosed are copies of the records you requested. However, please be advised that certain information in the records being provided has been determined to be exempt from disclosure under FOIA, and that information has been redacted from the records being provided.

Section 7 (1)(b) of FOIA provides that "private information" is exempt from disclosure. "Private information" is defined in FOIA as, "unique identifiers, including a person's social security number, driver's license number, employee id number, biometric identifiers (such as signatures), personal financial information, passwords or other access codes, medical records, home or personal telephone numbers, and personal email addresses." Section 7(1)(c) of FOIA provides that, "personal information contained within public records, the disclosure of which would constitute a clearly unwarranted invasion of personal privacy is exempt from disclosure. Consequently, birthdates and other personal information, the disclosure of which would constitute a clearly unwarranted invasion of personal privacy, such as a victim's name and identifying information, have been redacted from the records being provided.

In accordance with Section 9(a) of FOIA, you are hereby notified that you have the right to file a Request for Review regarding the decision made by the Village of Elmwood Park Freedom of Information Officer with the Public Access Counselor at the Illinois Attorney General's Office.

You can file your Request for Review with the Public Access Counselor by writing to:

Sarah Pratt  
Public Access Counselor  
Office of the Attorney General  
500 South 2nd Street

Springfield, Illinois 62706  
Fax: 217-782-1396  
E-mail: [publicaccess@atg.state.il.us](mailto:publicaccess@atg.state.il.us)

If you choose to file a Request for Review with the Public Access Counselor, you must do so within 60 calendar days of the date of this letter. Please note that you must include a copy of your original FOIA request and this letter when filing a Request for Review with the Public Access Counselor. You are also notified that you have the right to judicial review regarding the decision made by the Village of Elmwood Park Freedom of Information Officer pursuant to Section II of FOIA.

Should you have any questions, please do not hesitate to contact my office.

Gina Pesko

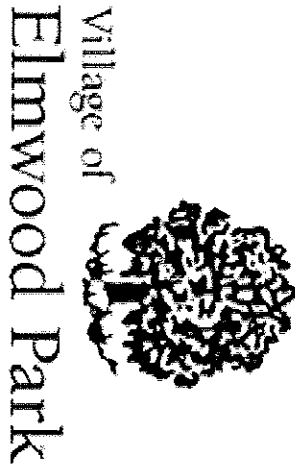


Village Clerk  
Freedom of Information Officer  
708-452-3948

# Utility Billing

## Account History Report

User: jbertucci  
 Printed: 11/15/2017 - 9:10AM



Account Status: Active  
 Connect Date: 07/04/2002 Final Date:  
 Customer Name:  
 Care Of:  
 Customer Address: 2834 75TH AVE  
 ELMWOOD PARK, IL 60707

Home Phone: Ext:  
 Business Phone: Ext:  
 Account Number: 010950-000 Reference Number: 0100193600

Total Account Balance: 390.84  
 Total Deposits: 0.00 Total Refunds: 0.00  
 Owner Name: 2834 75TH AVE  
 Service Address:

Tran Date	Tran Type	Description	Amount	WATER	REFUSE	PENALTY	MISC	SPRINKLE	MTU	N/A	N/A
Current Balance By Service			186.49	186.49	216.00	-11.65	0.00	0.00	0.00	0.00	0.00
10/20/2017	Balance		390.84	186.49	216.00	-11.65	0.00	0.00	0.00	0.00	0.00
10/20/2017	Billing		130.28	58.28	72.00	0.00	0.00	0.00	0.00	0.00	0.00
08/22/2017	Balance		260.56	128.21	144.00	-11.65	0.00	0.00	0.00	0.00	0.00
08/22/2017	Billing		130.28	58.28	72.00	0.00	0.00	0.00	0.00	0.00	0.00
06/21/2017	Balance		130.28	69.93	72.00	-11.65	0.00	0.00	0.00	0.00	0.00
06/21/2017	Billing		130.28	58.28	72.00	0.00	0.00	0.00	0.00	0.00	0.00
06/01/2017	Payment	<i>- last payment</i>	-558.28	-342.28	-216.00	0.00	0.00	0.00	0.00	0.00	0.00
04/21/2017	Balance		558.28	353.93	216.00	-11.65	0.00	0.00	0.00	0.00	0.00
04/21/2017	Billing		130.28	58.28	72.00	0.00	0.00	0.00	0.00	0.00	0.00
02/22/2017	Balance		428.00	295.65	144.00	-11.65	0.00	0.00	0.00	0.00	0.00
02/22/2017	Billing		188.68	116.68	72.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2016	Balance		239.32	178.97	72.00	-11.65	0.00	0.00	0.00	0.00	0.00
12/21/2016	Billing		239.32	167.32	72.00	0.00	0.00	0.00	0.00	0.00	0.00
11/21/2016	Payment		-291.64	-219.64	-72.00	0.00	0.00	0.00	0.00	0.00	0.00
10/21/2016	Balance		291.64	231.29	72.00	-11.65	0.00	0.00	0.00	0.00	0.00

**Issue Number:** 24031  
**Citation Number:**  
**Issue Date:** 6/11/2017  
**Issue Type:** Work without Permits  
**Issue Status:** Complete



**Issue Description:**  
 EPPD Cond Report-Interior & exterior work being done w/out permits, we have this prpty as vacant.oj

**Source Cust Number:** 000000  
**Source Name:**  
**Source Description:**

**Target Cust Number:** 010950      **Target Lot No:** 003107  
**Target Name:**      **Target Lot Address:** 2834 75TH AVE  
**Target Business Phone:**  
**Target Home Phone:**      **Target Lot City, State:** ELMWOOD PARK, IL 60707

**Target Description:**

**Ordinance:**

IBC 105.1

**Notes:**

6/12/17: No evidence of any const work going on inside or exterior, prpty is vacant/George oj

**Resolution Type:** Completed

**Resolution Notes:**

**User Defined:**

Character 1:	Date 1:	Decimal 1:	0.00	Logical 1:	False
Character 2:	Date 2:	Decimal 2:	0.00	Logical 2:	False

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**Step:** 1      **Queue:** Code Admin  
**User Name:**      **Role:**      **Action:**  
**Scheduled Date:**      **Completed Date:** 6/12/2017      **Action Description:**  
**Scheduled Time:** 12:00 AM      **Completed Time:** 4:00:00PM      **Action Status:**  
**Description:**  
 Complaint  
**Notes:**

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**Step:** 2      **Queue:** Code Admin  
**User Name:**      **Role:**      **Action:**  
**Scheduled Date:**      **Completed Date:** 6/12/2017      **Action Description:**  
**Scheduled Time:** 12:00 AM      **Completed Time:** 4:00:00PM      **Action Status:**  
**Description:**  
 Inspection  
**Notes:**

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**Step:** 3      **Queue:** Code Admin  
**User Name:**      **Role:**      **Action:**  
**Scheduled Date:**      **Completed Date:** 6/12/2017      **Action Description:**  
**Scheduled Time:** 12:00 AM      **Completed Time:** 4:00:00PM      **Action Status:**  
**Description:**  
 Findings  
**Notes:**

**Issue Number:** 23588  
**Citation Number:**  
**Issue Date:** 4/18/2017  
**Issue Type:** Vacant Property Registry  
**Issue Status:** Vacant

**Issue Description:**  
 2834 75th Ave  
**Source Cust Number:** 000000

**Source Name:**  
**Source Description:**

**Target Cust Number:** 010950

**Target Lot No:** 003107

**Target Name:**

**Target Lot Address:** 2834 75TH AVE

**Target Business Phone:**

**Target Home Phone:**

**Target Lot City, State:** ELMWOOD PARK, IL 60707

**Target Description:**  
 Judith Espinoza 312-236-7253 jespinoza@wmlegal.com

**Ordinance:**

Vacant since Jan 2017 (6/12/17; Rcvd report from Dino & Don Marino claimng wrk is going on at prprty inside & outside, no permits, compliant given to Jerry). dm

**Notes:**

**Resolution Type:** Vacant

**Resolution Notes:**

**User Defined:**

Character 1:	Date 1:	Decimal 1:	Logical 1:
Character 2:	Date 2:	Decimal 2:	Logical 2:

Step: 1 Queue: Code Admin

User Name: Role: Action:

Scheduled Date: Completed Date: 4/18/2017 Action Description:

Scheduled Time: 12:00 AM Completed Time: 11:30:00AM Action Status:

**Description:**

Vacant Property Reg. & Info.

**Notes:**



Village of  
Elmwood Park

**Issue Number:** 14629  
**Citation Number:**  
**Issue Date:** 10/2/2013  
**Issue Type:** Code Compliance Inspt  
**Issue Status:** In Progress



Village of  
Elmwood Park

**Issue Description:**  
 2834 75th Ave  
**Source Cust Number:** 000000

**Source Name:**  
**Source Description:**

**Target Cust Number:** 010950

**Target Lot No:** 003107

**Target Name:**

**Target Lot Address:** 2834 75TH AVE

**Target Business Phone:**

**Target Home Phone:**

**Target Lot City, State:** ELMWOOD PARK, IL 60707

**Target Description:**

**Ordinance:**

Pperty psted, please put address on agarage, f/u 7 days./Steve oj

**Notes:**

**Resolution Type:** Pending

**Resolution Notes:**

**User Defined:**

Character 1:	Date 1:	Decimal 1:	0.00	Logical 1:	False
Character 2:	Date 2:	Decimal 2:	0.00	Logical 2:	False

**Step:** 1 **Queue:** Code Admin

**User Name:** **Role:** **Action:**

**Scheduled Date:** **Completed Date:** 10/3/2013 **Action Description:**

**Scheduled Time:** 12:00 AM **Completed Time:** 2:30:00PM **Action Status:**

**Description:**  
Inspt for Code Compliance

**Notes:**

November 2017

**Dear Agent/Owner,**

In accordance with section 41E-3 of the Village Code for the Village of Elmwood Park, the Director and Building Commissioner of Code Administration of the Village of Elmwood Park, has determined that the property located at (2834 75<sup>th</sup> Ave), Elmwood Park, Illinois, is a vacant building.

A vacant building is defined as a building which is:

- a. Unoccupied and unsecured; or
- b. Unoccupied and secured by boarding or other similar means for more than three (3) consecutive months; or
- c. Unoccupied and dangerous structure; or
- d. Declared unsafe for occupancy by the Director pursuant to applicable provisions of this code including any and all adopted codes; or
- e. Unoccupied with the building or its premises having been used for unlawful activity at any time while unoccupied; or
- f. Unoccupied for over one hundred twenty (120) days and during which period the Director has issued an order to correct public nuisance conditions or code violations and which conditions have not been corrected in a code compliant manner; or
- g. Unoccupied for a consecutive period in excess of two (2) years; or
- h. Any building that is unoccupied as a result of a pending foreclosure action or which is unoccupied as a result of a judgment of foreclosure.

As the owner of a vacant building within the Village of Elmwood Park, you are required to register the vacant building with the Code Administration Department and pay an annual registration fee of Fifty (\$50.00) Dollars. In addition, you must schedule an inspection of the interior and exterior of the property with the Village Code Administration Department to determine whether your vacant building is being maintained in a clean, safe and secure condition and whether the property meets the minimum standards of compliance as mandated by the Village Code. The inspection fee is One Hundred (\$100.00) Dollars.

As the owner of a vacant building within the Village, you are also required to submit to the Director, within forty (40) days of his vacant building determination, an enclosure repair and maintenance plan. If you disagree with the Director's vacant building determination, you have the right to appeal that determination to the Village Manager of the Village of Elmwood Park as provided by section 41E-8 of the Village Code.

For your convenience, we have enclosed the Village of Elmwood Park Vacant Building Registration Form and a Village of Elmwood Park Vacant Building Property Plan.

Questions regarding your responsibilities under the Village's Vacant Building Ordinance should be directed to the Code Administration Department at (708) 452-3920.

Sincerely,  
Village of Elmwood Park

*Robert Bormann*

Robert Bormann, Director/Building Commissioner  
Code Administration Department

Cc: Village Manager Paul Volpe



500<sup>e</sup> reg fee  
100<sup>w</sup> insp fee



**VILLAGE OF ELMWOOD PARK**  
DEPARTMENT OF CODE ADMINISTRATION  
11 CONTI PARKWAY  
ELMWOOD PARK, IL 60707  
708-452-3920

### Vacant Building Registration

DATE:	REGISTRATION #:
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Property Index Number (PIN):	Property Address:
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**Owners Information (Please Print):** *Attach additional sheets if necessary*

Full Name: \_\_\_\_\_

Company Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

**Lien Holder(s) or Others with Legal Interest in Property:** *Attach additional sheets if necessary*

Full Name: \_\_\_\_\_

Company Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Date building became vacant:	Property Plan Attached: <input type="checkbox"/> <b>or</b> Must be submitted by: <i>(within 30 Days of Application)</i>
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**BUILDING MAINTENANCE INFORMATION**  
Person or Company Responsible for keeping the property Clean, Safe & Secure

Full Name: \_\_\_\_\_

Company Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

**Acknowledgement of Responsibility:** *The undersigned owner/agent: 1) avows and acknowledges that the information herein is complete and accurate; 2) assumes responsibility for maintaining and securing the subject building in conformity with Village of Elmwood Park Code Section 41E and other applicable codes; and 3) acknowledges the responsibility to notify the village in writing within 30 days of any changes to information contained in this registration form.*

Owner or agent: <i>(Please Print Name)</i>	Signature:	Date:
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**VILLAGE STAFF USE**

\$50 Registration Fee Paid       \$100 Inspection Fee Paid

Submitted Property Plan on: \_\_\_\_\_       Registration Issued on: \_\_\_\_\_

