



Village of  
**Elmwood Park**

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

Ms. Tammy DiMenna  
Horwood Marcus & Berk Chartered  
500 West Madison Suite 3700  
Chicago, IL 60661  
TDiMenna@hmbllaw.com

January 10, 2017

RE: Freedom of Information Act Request

Dear Ms. DiMenna,

The Village of Elmwood Park is in receipt of your January 10, 2017, Freedom of Information Act (5 ILCS 140/1 et seq.) ("FOIA") for the following records:

**"Please provide all records as far back as possible that are available for 2601 N. 75<sup>th</sup> Court, Elmwood Park, Illinois, including information pertaining to unit count, permits and building violations".**

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, personal financial information, passwords or other access codes, medical records, home or personal telephone numbers, and personal email addresses." Section 7(l)(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 the 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



Village of  
Elmwood Park

Elmwood Park Municipal Building  
11 Conti Parkway  
Elmwood Park, IL 60707  
Phone: 708-452-7300  
Fax: 708-453-8816

Multiple Family Rental  
Residential Property  
Application

LICENSE # 2695

Multi Family Rental  
Property Address: 2601 N 75th Ct

The following information on Property Owners Must Be Given  
Additional pages may be added if necessary

DEC 03 2008

Owner Occupied Unit

Non Owner Occupied Unit

Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: 2601 N 75th Ct ELMWOOD PK IL 60707  
City State Zip Code

Secondary Phone Number: \_\_\_\_\_

Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

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

Secondary Phone Number: \_\_\_\_\_

Property Management Company Information

Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

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

24 hr Emergency Contact if not listed above  
Must be available 24hrs and have authority to make repairs as needed

Name: \_\_\_\_\_ 24 Hr Telephone: \_\_\_\_\_

Address of Contact: \_\_\_\_\_  
City State Zip Code

PAID  
DEC 04 2008  
VILLAGE OF ELMWOOD PARK

Please Provide Property Information

Number of Dwelling Units: 3  
Square footage of the property designated for living and sleeping purposes, including individual room sizes as stipulated by the Village code. (additional pages may be added)

Unit #	Unit #	Unit #
<u>1</u>	<u>2</u>	<u>3</u>
Square Footage: _____	Square Footage: _____	Square Footage: _____
Number of Rooms: <u>4</u>	Number of Rooms: <u>5</u>	Number of Rooms: <u>5</u>
Room 1 Size: <u>302</u>	Room 1 Size: <u>443</u>	Room 1 Size: <u>443</u>
Description: <u>LIVING ROOM</u>	Description: <u>LIV/DINING</u>	Description: <u>LIV/DINING</u>
Room 2 Size: <u>233</u>	Room 2 Size: <u>194</u>	Room 2 Size: <u>194</u>
Description: <u>KITCHEN</u>	Description: <u>KITCHEN</u>	Description: <u>KITCHEN</u>
Room 3 Size: <u>222</u>	Room 3 Size: <u>BEDROOM (144)</u>	Room 3 Size: <u>144</u>
Description: <u>BEDROOM</u>	Description: <u>BEDROOM (144)</u>	Description: <u>BEDROOM</u>
Room 4 Size: <u>198</u>	Room 4 Size: <u>BEDROOM</u>	Room 4 Size: <u>BEDROOM -144</u>
Description: <u>BEDROOM</u>	Description: <u>BEDROOM</u>	Description: <u>BEDROOM</u>
Room 5 Size: _____	Room 5 Size: <u>162</u>	Room 5 Size: <u>162</u>
Description: _____	Description: <u>BEDROOM</u>	Description: <u>BEDROOM</u>

Each application for a new license or a renewal of an existing license shall pay a \$25.00 fee.  
If the property is owner occupied, the license fee is \$10.00.  
All fees are payable to the Village of Elmwood Park Code Administration Department.

Whenever there is a change in the ownership of a Multiple-Family Rental Residential Property, or the owner's property agent, the owners shall file an updated written notice with the Code Administration Department within 30 Days.

A license for a Multiple-Family Rental Residential Property cannot be transferred to another Multi-Family Rental Residential Property, nor to a succeeding owner.



Village of  
**Elmwood Park**

11 Conti Parkway Elmwood Park, IL 60707  
1-708-452-3920

**Pre-Sale Listing Inspection**  
**Narrative Report**

**DATE: 10/06/2016**

**OWNER(S) NAME:** **Trustee for Revocable Land Trust for**

**Phone:**

**ADDRESS: 2601 North 75<sup>th</sup> Court**

**ZONING DIST: R-2**

**Number of Units: 3**

**Agent: n/a**

**Phone: n/a**

**Fax: n/a**

**Email:**

**Comments:**

Seller required to have Smoke Alarms and Carbon Monoxide Detectors properly placed, installed and re-inspected prior to the issuance of the Transfer Stamp. Pursuant to the proper permitting where required, and a final re-inspection, the Seller has option to correct any deficiencies prior to closing. Thereafter, all work to be completed via signed affidavit agreement between the Village of Elmwood Park and the Buyer. All work must be permitted and performed by qualified, competent, and licensed contractor(s).

Contractor(s) MUST be registered with the Village of Elmwood Park, show proof of insurance and show signed contractual agreement with the new property owner.

**All appropriate plans and/or applications for building permits shall be applied for within 30 days of closing.**

**At the time of inspection the following deficiencies were observed:**

**Handrails & Protective Guardrails:**

- Every interior and exterior flight of stairs having more than three (3) risers shall have a **continuous** graspable handrail on one (1) side **which returns to the wall**. Handrails shall not be less than 34 inches high nor more than 38 inches high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface.
- Every open portion of a stair, landing, balcony, porch, deck, ramp, or other walking surface which is more than 30 inches above the floor or grade below, shall have guards no more than four (4) inches apart.
- Guards shall not be less than 30 inches high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.
- Every handrail and/or Protective guardrail shall be firmly fastened and capable of supporting normally imposed loads; said rails shall be maintained in good condition.

**House Numbers (Premises Identification):**

- Buildings shall have address numbers placed in a position to be plainly legible and visible from the street fronting the property and the alley way.
- House Numbers (Premises Identification): to be affixed to a garage, fence, or signage device, which clearly and visibly identifies the property's address from the alleyway.

**Electrical:**

- Close all open spaces in the main electrical service panel enclosure.
- Laundry area shall contain at least one (1) tamper-proof GFCI receptacle.
- All Exterior, outdoor, and garage outlets shall have tamper-proof GFCI protection.
- Accessory Structure (garage) shall contain at least one (1) GFCI receptacle.
- Tamper-proof grounded outlets required where ever absent.
- Electrical panel shall have all circuits properly identified, labeled, numbered, and affixed to the panel's cover.
- Visible exterior ground rod required. Ground rod to be driven so that entire 8' is in contact with the earth (flush or below). All hardware and connectors must be approved for direct burial.
- Power supply disconnect required for dishwasher(s).
- Jumper ground wire required at water meter.

**Other:**

- Remove stove from laundry area. Remove gas pipe, cap at valve.
- General landscape cleanup.

Smoke Alarms and Carbon Monoxide Detectors installed and properly placed.  
Property approved for transfer with signed affidavit.

**Vittorio Verrecchia,**  
Code Enforcement Officer  
Village of Elmwood Park  
Code Administration Department

**Issue Number:** 14440  
**Citation Number:**  
**Issue Date:** 9/12/2013  
**Issue Type:** Code Compliance Inspt  
**Issue Status:** Complete



**Issue Description:**  
 Prpty posted, please put address on garage, f/u 7 days./Steve oj-9/27/13:2nd Notice, please put address on garage, f/u 7 days./Steve oj

**Source Cust Number:** 000000

**Source Name:**

**Source Description:**

**Target Cust Number:** 002729

**Target Lot No:** 002729

**Target Name:**

**Target Lot Address:** 2601 75TH CT

**Target Business Phone:**

**Target Home Phone:**

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

**Target Description:**

**Ordinance:**

**Notes:**

Address on garage./Steve oj

**Resolution Type:** Completed

**Resolution Notes:**

**User Defined:**

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

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

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

**Scheduled Date:** **Completed Date:** 9/12/2013 **Action Description:**

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

**Description:**

Inspt for Code Compliance

**Notes:**

**Issue Number:** 7067  
**Citation Number:**  
**Issue Date:** 3/24/2011  
**Issue Type:** Garbage Accumulation  
**Issue Status:** Complete



**Issue Description:**  
 2601 N. 75th Ct.  
**Source Cust Number:** 000000  
**Source Name:**  
**Source Description:**

**Target Cust Number:** 002729      **Target Lot No:** 002729  
**Target Name:**      **Target Lot Address:** 2601 75TH CT  
**Target Business Phone:**  
**Target Home Phone:**      **Target Lot City, State:** ELMWOOD PARK, IL 60707  
**Target Description:**

**Ordinance:**  
 PM 307.1

**Notes:**  
 Pasquale notified owner Re: wood piled up in alley,see photo/Pasquale. dm

**Resolution Type:** Completed  
**Resolution Notes:**

Owner said he will put stickers on wood. dm

**User Defined:**

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

---

**Step:** 1      **Queue:** Gina Pesko  
**User Name:**      **Role:**      **Action:**  
**Scheduled Date:**      **Completed Date:** 3/24/2011      **Action Description:**  
**Scheduled Time:** 12:00 AM      **Completed Time:** 11:30:00AM      **Action Status:**  
**Description:**  
 Log Complaint  
**Notes:**

---

**Step:** 2      **Queue:** Property Maint.  
**User Name:**      **Role:**      **Action:**  
**Scheduled Date:**      **Completed Date:** 3/24/2011      **Action Description:**  
**Scheduled Time:** 12:00 AM      **Completed Time:** 11:30:00AM      **Action Status:**  
**Description:**  
 Inspection  
**Notes:**

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**Step:** 3      **Queue:** Code Admin  
**User Name:**      **Role:**      **Action:**  
**Scheduled Date:**      **Completed Date:** 3/24/2011      **Action Description:**  
**Scheduled Time:** 12:00 AM      **Completed Time:** 11:30:00AM      **Action Status:**  
**Description:**  
 Log findings  
**Notes:**

**Issue Number:** 6446  
**Citation Number:**  
**Issue Date:** 11/3/2010  
**Issue Type:** Garbage Accumulation  
**Issue Status:** In Compliance

**Issue Description:**  
 2601 N. 75th Ct.  
**Source Cust Number:** 000000

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

**Target Cust Number:** 002729

**Target Lot No:** 002729

**Target Name:**

**Target Lot Address:** 2601 75TH CT

**Target Business Phone:** /

**Target Home Phone:** (-----)

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

**Target Description:**

**Ordinance:**

PM 307.1

**Notes:**

You must purchase garbage stickers for the extra garbage in the alley, bags of garbage & wood, f/u 11/10/10/Sam oj

**Resolution Type:** Completed

**Resolution Notes:**

11/10/10: Done/Sam oj

**User Defined:**

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

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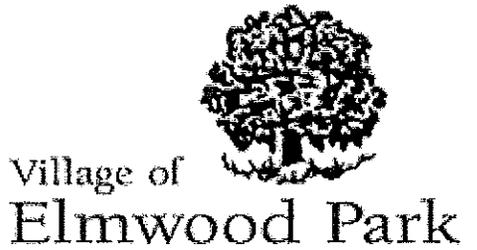
**Step:** 1      **Queue:** Gina Pesko  
**User Name:**      **Role:**      **Action:**  
**Scheduled Date:**      **Completed Date:** 3/24/2011      **Action Description:**  
**Scheduled Time:** 12:00 AM      **Completed Time:** 11:30:00AM      **Action Status:**  
**Description:**  
 Log Complaint  
**Notes:**

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**Step:** 2      **Queue:** Property Maint.  
**User Name:**      **Role:**      **Action:**  
**Scheduled Date:**      **Completed Date:** 3/24/2011      **Action Description:**  
**Scheduled Time:** 12:00 AM      **Completed Time:** 11:30:00AM      **Action Status:**  
**Description:**  
 Inspection  
**Notes:**

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**Step:** 3      **Queue:** Code Admin  
**User Name:**      **Role:**      **Action:**  
**Scheduled Date:**      **Completed Date:** 3/24/2011      **Action Description:**  
**Scheduled Time:** 12:00 AM      **Completed Time:** 11:30:00AM      **Action Status:**  
**Description:**  
 Log findings  
**Notes:**



## Construction Permit No. 152075

This permit does not allow the use of Parkway or Street for any purposes. A Special Permit must be procured from the Building Commissioner. All debris must be removed by contractor or property owner.



Village of  
Elmwood Park

**By Authority of the Village of Elmwood Park**

**Issue Date: 11/09/2015**

To \_\_\_\_\_, Owner. Permission is hereby given  
**Amber Coast, Inc.**, Contractor, to construct at Index No. **12-25-409-017-**. The work to be performed is **ReroofwTO/Hse&ga** and is subject to all Ordinances of the Village of Elmwood Park.  
House No. **2601 75TH CT.** Phone No. \_\_\_\_\_

**Permit Fee: \$120.00**

**Valuation: \$7,250.00**

This permit is revocable if there is any Deviation whatsoever from the Plans as Filed originally, unless written permission is given by the Code Administration Department for such Deviation.

## Construction Permit No. 367

This permit does not allow the use of Parkway or Street for any purposes. A Special Permit must be procured from the Building Commissioner. All debris must be removed by contractor or property owner.



Village of  
Elmwood Park

**By Authority of the Village of Elmwood Park**

**Issue Date: 04/13/2005**

To \_\_\_\_\_, Owner. Permission is hereby given , Contractor, to construct at Index No. **12-25-409-017-** . The work to be performed is **CemWorkPatio** and is subject to all Ordinances of the Village of Elmwood Park. House No. **2601 75TH CT.** Phone No. \_\_\_\_\_5

**Permit Fee: \$0.00**

**Valuation: \$1,600.00**

This permit is revocable if there is any Deviation whatsoever from the Plans as Filed originally, unless written permission is given by the Code Administration Department for such Deviation.

