



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. Rebecca Perta  
perta.rebecca@gmail.com

July 9, 2019

RE: Freedom of Information Act Request

Dear Ms. Perta,

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

**"2520 78<sup>th</sup> Ct: Prior Appraisals, Zoning Certificate, Prior Permits, Previous Inspections, When Building Got Re-Zoned, Current Liens, Current Violations, Any Information regarding building that can be shared with me."**

Your request has been granted in part and denied in part. Enclosed are records responsive to your FOIA request. 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 identification number, biometric identifiers, personal financial information, passwords or other access codes, medical records, home or personal telephone numbers, and personal email addresses. Private information also includes home address and personal license plates, except as otherwise provided by law or when compiled without possibility of attribution to any person." 5 ILCS (140/2(c-5). Consequently, certain unique identifiers such as signatures, driver's license numbers, home or personal telephone numbers, and personal license plates have been redacted from the records being provided.

The person responsible for the decision to deny a portion of your FOIA request is the Village of Elmwood Park Freedom of Information Officer, Gina Pesko. 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 2<sup>nd</sup> 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 11 of FOIA.

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

Sincerely,



Gina Pesko, Village Clerk  
Freedom of Information Officer  
Village of Elmwood Park  
708-452-3948

# Chapter 1413 EFFECTIVE DATE

## 1413: EFFECTIVE DATE:

This, the zoning ordinance of the village of Elmwood Park, Illinois shall be in full force and effect immediately after the passage, approval and publication hereof according to law.

Adopted by the president and the board of trustees of the village of Elmwood Park, Illinois on the 15th day of May A.D. 1995

/s/ Peter N. Silvestri  
Village President

Approved May 15, A.D. 1995

Attest:

/s/ Elsie Sutter  
Village Clerk

*New ZONING  
ORDINANCE*

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# **Chapter 1410**

## **NONCONFORMING STRUCTURES AND USES**

### **1410.01: PURPOSE:**

The regulations of this Section are intended to provide controls over nonconforming structures and uses and to specify those circumstances and conditions under which certain structures and uses which are deemed incompatible with the character of adjacent property in the district in which they are located and with that of the village as a whole shall be gradually eliminated in accordance with the authority vested in it by the Illinois Compiled Statutes.

### **1410.02: AUTHORITY TO CONTINUE NONCONFORMING STRUCTURES AND USES:**

Any nonconforming structure or use may be continued subject to the following regulations:

#### **A. Repairs And Alterations:**

Normal repairs and improvements may be made to a nonconforming structure, provided that no structural alterations shall be made in or to such structure, all or substantially all of which is designed and intended for a use not permitted in the district in which it is located - except those required by law or to make the structure and use thereof conform to the regulations of the district in which it is located. The extent of normal repairs and improvements shall be determined by the director of code administration.

#### **B. Enlargement Of Nonconforming Structures:**

1. A nonconforming structure shall not be enlarged in any manner or undergo any structural alteration unless to make it a conforming structure, except as authorized in subsection B3 of this section.
  
2. A structure which is nonconforming only as to bulk may be enlarged for a use permitted in this district, provided such enlargement conforms to the bulk regulations of the district in which it is located and, further, that the enlargement in no way increases the existing nonconformity.
  
3. A building or structure which is designed for mixed uses and which contains portions of such structure which are designed for conforming uses but also is nonconforming due

to a portion of such structure being designed or intended for a nonconforming use, may undergo structural alterations or enlargement of the conforming portions of said structure only when authorized by the plan and zoning commission after a duly noticed public hearing. Any enlargement or structural alteration of the nonconforming portion shall not be authorized, nor shall the nonconforming use of such structure be expanded or extended in violation of subsection G of this section.

#### C.Moving:

No structure shall be moved, in whole or in part, to any other location unless every portion of such structure and the use thereof is designed and used or intended for a use permitted in the district to which it is moved, and further, that such structure shall be in conformance with the other regulations of such district.

#### D.Restoration Of Damaged Nonconforming Structures:

A nonconforming structure which is destroyed or damaged by fire, other casualty, act of God or by a public enemy to the extent of fifty percent (50%), or more, of its cost of restoration to the condition in which it was before the occurrence, shall thereafter conform with the regulations of the district in which it is located. In the event such damage or destruction is less than fifty percent (50%) of its cost of restoration, no repairs or restoration shall be made unless a building permit is secured and reconstruction is started within one hundred eighty (180) days from the date of the partial destruction and is diligently prosecuted to completion. Determination of the reproduction value shall be made by the director of code administration.

#### E.Discontinuation Of Use Of Nonconforming Structures:

Where the use of a nonconforming structure has ceased by discontinuance or abandonment on the effective date of this comprehensive amendment, or thereafter is abandoned and remains unoccupied or is not used for a continuous period of one hundred eighty (180) days, the lot shall not hereafter be improved except by a conforming structure.

#### F.Change Of Use On Nonconforming Structure:

The nonconforming use of a building or structure, all or substantially all of which was designed or intended for a use not permitted in the district in which it is located, shall not be changed to another use except a use permitted in the district in which the building or structure is located.

#### G.Change Of Nonconforming Use In Conforming Structure:

The nonconforming use of a conforming structure may be changed to a use permitted in

the district in which the structure is located, or to another more compatible nonconforming use when authorized by the plan and zoning commission.

#### H. Transfer Of Ownership Of A Nonconforming Use:

1. A nonconforming business or commercial use located in a residential district and existing on the date of this amendment may be transferred to another owner, tenant or licensee without hearing before the plan and zoning commission provided that the use of such property shall thereafter be in conformity with the "permitted uses" as provided in subsection 1407.03A of this appendix for a B-1 district with the exception of the following uses: liquor store, package; restaurants, not including drive-in; restaurants, drive-in; and taverns.
2. All requests for uses other than those permitted in subsection H1 of this section shall be acted upon by the board of trustees only after hearing before the plan and zoning commission. No fee shall be charged a petitioner for hearing before the plan and zoning commission.

#### I. Nonconforming Use Of Conforming Structures:

The existing nonconforming use of a part or all of a conforming structure may be continued subject to the following regulations:

1. The nonconforming use of a part of a conforming structure shall not be expanded or extended into any other portion of such structure, or the use of such structure, or part thereof, shall not be changed to any other nonconforming use.
2. If a nonconforming use of such a structure is discontinued, or abandoned for a period of one hundred eighty (180) days, it shall not be renewed and any subsequent use of such structure shall conform to the use regulations of the district in which it is located.
3. The nonconforming use of a single-family residential structure may not be continued after the transfer or conveyance of said property or beneficial interest in said property to another owner, and after such transfer or conveyance, such property may only be used in compliance with the regulations of this comprehensive zoning ordinance (e.g., a single-family residential structure in an R-1 district that had been used prior to 1972 and continuously thereafter as a two-family residence, upon its sale or conveyance of title shall only be permitted to be used as a single-family residence).

#### J. Nonconforming Use Of Land:

The nonconforming use of land, not involving a principal building, may be continued

subject to the following regulations:

1. Such nonconforming use of land shall not be expanded or extended on the effective date of this comprehensive amendment.
2. If such nonconforming use of land is discontinued for a period of one hundred eighty (180) consecutive days, it shall not thereafter be renewed, and any subsequent use of such land shall be by a conforming use.
3. A nonconforming use of land shall not be changed to another nonconforming use.
4. Where the nonconforming use of land is accessory to the nonconforming use of a structure, it shall be discontinued on the same date on which the nonconforming use of the structure is discontinued.
5. The outdoor or exposed storage of construction materials in yards shall be discontinued within ten (10) years of the effective date of this comprehensive amendment, and within one year such exposure shall be eliminated by fencing or landscape planting.

#### K. Condemnation Of Nonconforming Structures:

The village, at any time, and from time to time, by ordinance duly enacted may:

1. Acquire by purchase, condemnation or otherwise any nonconforming structure and all land which is necessary or appropriate for the rehabilitation or redevelopment of the area blighted by such nonconforming structure.
2. Remove or demolish all such nonconforming structures so acquired.
3. Hold and use any remaining property for public purposes.
4. Sell, lease or exchange such property as is not required for public purposes, subject to the regulations of the district in which it is located.

No such acquisition shall be made until such time as the plan and zoning commission, at the request of the village board, or upon its own initiative, has made a study of the area within which such nonconforming structure is located and has filed a written report on such study with the village board.

#### L. Nonconforming Due To Amendments:

The foregoing provisions of this section shall apply to structures and uses hereafter becoming nonconforming as a result of future reclassification of districts or of other amendments to this comprehensive amendment. Amortization periods for the discontinuance of land uses as stipulated in this section shall commence on the effective date of the zoning district map amendment.



**Issue Number:** 3756  
**Citation Number:**  
**Issue Date:** 8/19/2009  
**Issue Type:** Disposal of Garbage  
**Issue Status:** Complete



Village of  
Elmwood Park

**Issue Description:**  
 2520 N. 78th Ct  
**Source Cust Number:** 000000

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

<b>Target Cust Number:</b> 009781	<b>Target Lot No:</b> 009781
<b>Target Name:</b> ↓	<b>Target Lot Address:</b> 2520 78TH CT
<b>Target Business Phone:</b>	<b>Target Lot City, State:</b> ELMWOOD PARK, IL 60707
<b>Target Home Phone:</b> /-	

**Target Description:**

**Ordinance:**

PM 307.3

**Notes:**

per neighbor at 2523 79th av, garbage cans, chairs, car fender, etc piled between their properties. Neighbor is very concerned about rodents and insects. gp

**Resolution Type:** Completed

**Resolution Notes:**

The garbage is all cleaned up. Sam/gp

**User Defined:**

<b>Character 1:</b>	<b>Date 1:</b>	<b>Decimal 1:</b> 0.00	<b>Logical 1:</b> False
<b>Character 2:</b>	<b>Date 2:</b>	<b>Decimal 2:</b> 0.00	<b>Logical 2:</b> False

<b>Step:</b> 1	<b>Queue:</b> Code Admin	<b>Action:</b>
<b>User Name:</b>	<b>Role:</b>	<b>Action Description:</b>
<b>Scheduled Date:</b>	<b>Completed Date:</b> 8/25/2009	<b>Action Status:</b>
<b>Scheduled Time:</b> 12:00 AM	<b>Completed Time:</b> 12:00 AM	
<b>Description:</b>		
Complaint		
<b>Notes:</b>		

## LISTING INSPECTION COMMENT SHEET

ADDRESS: 2520 78 Ct.

05/15/2019

Zone: R - 1      Units: 3

1. Graspable handrails with all returns needed on all stairs
2. Covered fixtures needed in closets – no bare bulbs allowed  
Entry door locks can't be keyed from inside the unit
3. Remove downspouts from underground system
4. Smoke/CO detectors needed (see handout)
5. Water meter seal cut – call Water Dept. for appointment
6. Electrical service needs an outside ground rod  
Label all breakers in panel
7. Tamperproof GFI outlets in wet locations – where missing
8. Water heater vent to have a constant upwards slope
9. All windows to be operable and crack-free

*MW*.....

**Issue Number:** 28346  
**Citation Number:**  
**Issue Date:** 6/10/2019  
**Issue Type:** Transfer Stamp Inspt  
**Issue Status:** Complete



Village of  
Elmwood Park

**Issue Description:**  
 Trnsfr inspt.oj  
**Source Cust Number:** 000000  
**Source Name:**

**Source Description:**  
**Target Cust Number:** 009781

**Target Lot No:** 009781  
**Target Lot Address:** 2520 78TH CT  
**Target Lot City, State:** ELMWOOD PARK, IL 60707

**Target Name:**  
**Target Business Phone:**  
**Target Home Phone:**  
**Target Description:**

**Ordinance:**

**Notes:**

All work done, OK to trnsfr, 2-95 galon toters./Martin oj

**Resolution Type:** Completed

**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	Action:
User Name:	Role:	Action Description:
Scheduled Date:	Completed Date: 6/4/2019	Action Status:
Scheduled Time: 12:00 AM	Completed Time: 2:00:00PM	

**Description:**

Final Inspt for Transfer Stamps

**Notes:**

## **Construction Permit No. 170928**

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: 06/01/2017**

To \_\_\_\_\_, Owner. Permission is hereby given **Ferravit Remodeling**, Contractor, to construct at Index No. **12-25-321-018-**. The work to be performed is **ReroofwTO/Hse** and is subject to all Ordinances of the Village of Elmwood Park. House No. **2520 78TH CT.** Phone No. \_\_\_\_\_

**Permit Fee: \$230.00**

**Valuation: \$18,209.00**

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. 171283

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: 07/17/2017**

To \_\_\_\_\_, Owner. Permission is hereby given **Ferravit Remodeling**, Contractor, to construct at Index No. **12-25-321-018-**. The work to be performed is **Window(s)** and is subject to all Ordinances of the Village of Elmwood Park. House No. **2520 78TH CT.** Phone No. \_\_\_\_\_

**Permit Fee: \$80.00**

**Valuation: \$3,300.00**

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.