



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

Ryan Stuart
ryan.stuart@marcusmillichap.com

April 10, 2020

RE: Freedom of Information Act Request

To Whom it May Concern,

The Village of Elmwood Park is in receipt of your April 7, 2020 Freedom of Information Act (5 ILCS 140/1 et seq.) ("FOIA") for the following records:

"...2447 N. 78th Avenue Elmwood Park, Il..I would like to request the legal number of dwelling units for each property as well as any open violations with the city these properties may have (Building & Zoning, Fire Code Violations, Inspection Records)"

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 2nd Street
Springfield, Illinois 62706
Fax: 217-782-1396
E-Mail: 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



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

RECEIVED
 JUN 19 2017

7-27-17
 Multiple Unit Rental
 Residential Property
 Application

Village of
 Elmwood Park

By _____ LICENSE # 3376

Multi Unit Rental
 Property Address: TERRACE INVESTMENTS, LLC - 2447 78TH AVE

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

Owner Occupied Unit Condominium Complex Non Owner Occupied Unit

Name: Mgr. Telephone: 7082038371 (cell)

Address: 4633 N. CANFIELD AVE NDRIDGE ILL 60706
City State Zip Code

Secondary Phone Number: (Home) 708-453-4564

Name: Terrace Investments, LLC Telephone: _____

Address: 207 E. Ohio # 299 Chicago IL 60611
City State Zip Code

Secondary Phone Number: _____

Property Management Company Information

Name: _____ Telephone: _____

Address: _____
City State Zip Code

If condominium complex, does association allow rentals?

yes no

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

Please Provide Property Information

Number of Dwelling Units: 6
 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 #: <u>1</u>	Unit #: <u>2</u>	Unit #: <u>3, 4, & 5, 6</u> <i>(all identical size)</i>
Square Footage: <u>500</u>	Square Footage: <u>506</u>	Square Footage: <u>500</u>
Number of Rooms: <u>4</u>	Number of Rooms: <u>4</u>	Number of Rooms: _____
Bed Room 1 Size: <u>10x12</u>	Bed Room 1 Size: <u>10x12</u>	Bed Room 1 Size: <u>10x12</u>
Bed Room 2 Size: <u>10x12</u>	Bed Room 2 Size: <u>10x12</u>	Bed Room 2 Size: <u>10x12</u>

2447 78th Ave

Code	Date Created	Comment
Comments	6/9/2017	1st letter sent this date, never changed to new owner in license.gp
Inspection	7/31/2017	6 unit rental inspection completed.inspected unit garden east. Zoning and code compliant. we originally had this listed as a five unit. owner will comply with backflow/rpz requirement. /george -cg
TenantInfo	5/10/2018	1ST FLR WEST-
Inspection	7/9/2018	2east zoning code backflow complaint/ggeorge mt/dr
TenantInfo	11/1/2018	New tenants-1E- and 1 infant.
TenantInfo	5/24/2019	New tenants-1W- s. 2 adults/2 children.
Inspection	7/2/2019	Rental inspection passed unit # 1E. Appears property still has an oil tank in rear yard. Martin / RR



Issue Number: 11119
Citation Number:
Issue Date: 9/4/2012
Issue Type: Listing/TrnsfrStmp Insp
Issue Status: Sold

Issue Description:
 2447 N. 78th Av.
Source Cust Number: 000000

Source Name:
Source Description:

Target Cust Number: 010637
Target Name: ARDELLA VACCARO
Target Business Phone:

Target Lot No: 009588
Target Lot Address: 2447 78TH AVE
Target Lot City, State: ELMWOOD PARK, IL 60707

Target Home Phone:
Target Description:

Ordinance:
Notes:

Listing insp. 10/3: trans insp. gp

Resolution Type: Completed
Resolution Notes:

R3,6 units:Smk&co's needd,garage dr opener t/b pluggd into dedicatd outlet, no extensn cord allowd,tamprproof grmdd outlets thruout,cover open elec bxs, screw shut old elec panels/Martin. gp 10/3: Ok to Trnsfr/Martin. 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:** Code Admin
User Name: **Role:** **Action:**
Scheduled Date: **Completed Date:** 8/30/2012 **Action Description:**
Scheduled Time: 12:00 AM **Completed Time:** 12:00 AM **Action Status:**
Description:

Listing/Transfer Stamp Inspection

Notes:

Issue Number: 20737
Citation Number:
Issue Date: 2/24/2016
Issue Type: Business License Insp
Issue Status: Complete



Issue Description:
 Home Business Bidi's Cleaning Inc.

Source Cust Number: 000000

Source Name:

Source Description:

Target Cust Number: 036127 **Target Lot No:** 009588
Target Name: TERRACE INVESTMENTS, LLC **Target Lot Address:** 2447 78TH AVE
Target Business Phone:
Target Home Phone: (708) 453-4564 **Target Lot City, State:** ELMWOOD PARK, IL 60707
Target Description:

Ordinance:

Notes:

Resolution Type: Completed

Resolution Notes:

Ok for license/Martin gd

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:** 2/24/2016 **Action Description:**
Scheduled Time: 12:00 AM **Completed Time:** 4:00:00PM **Action Status:**
Description:

Business License Insp.

Notes:

Issue Number: 17984
Citation Number:
Issue Date: 2/3/2015
Issue Type: Garbage Accumulation
Issue Status: Complete



Issue Description:

The TV in the alley, you must take it to Public Works and put it into the recycle container, the garbagemen will not take it./Sam oj

Source Cust Number: 000000

Source Name:

Source Description:

Target Cust Number: 036127	Target Lot No: 009588
Target Name: TERRACE INVESTMENTS, LLC	Target Lot Address: 2447 78TH AVE
Target Business Phone:	
Target Home Phone: (708) 453-4564	Target Lot City, State: ELMWOOD PARK, IL 60707

Target Description:

Ordinance:

PM 307.1

Notes:

2/11/15:Done./Sam 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

Step: 1	Queue: Gina Pesko	
User Name:	Role:	Action:
Scheduled Date:	Completed Date: 2/11/2015	Action Description:
Scheduled Time: 12:00 AM	Completed Time: 4:00:00PM	Action Status:

Description: Log Complaint

Notes:

Issue Number: 16749
Citation Number:
Issue Date: 7/23/2014
Issue Type: Garbage Accumulation
Issue Status: Complete



Issue Description:
 You must purchase a garbage sticker for the mattress in the alley, f/u 7/23/14./Sam oj

Source Cust Number: 000000

Source Name:

Source Description:

Target Cust Number: 036127	Target Lot No: 009588
Target Name: TERRACE INVESTMENTS, LLC	Target Lot Address: 2447 78TH AVE
Target Business Phone:	
Target Home Phone: (708) 453-4564	Target Lot City, State: ELMWOOD PARK, IL 60707

Target Description:

Ordinance:

PM 307.1

Notes:

7/29/14:Done./Sam 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

Step: 1	Queue: Gina Pesko	
User Name:	Role:	Action:
Scheduled Date:	Completed Date: 7/23/2014	Action Description:
Scheduled Time: 12:00 AM	Completed Time: 4:30:00PM	Action Status:

Description:
 Log Complaint

Notes:



Issue Number: 16795
Citation Number:
Issue Date: 7/29/2014
Issue Type: High Grass/Weeds
Issue Status: Complete

Issue Description:
You must cut the weeds down in the alley, f/u 8/5/14./Sam oj

Source Cust Number: 000000

Source Name:

Source Description:

Target Cust Number: 036127 **Target Lot No:** 009588
Target Name: TERRACE INVESTMENTS, LLC **Target Lot Address:** 2447 78TH AVE
Target Business Phone:
Target Home Phone: (708) 453-4564 **Target Lot City, State:** ELMWOOD PARK, IL 60707

Target Description:

Ordinance:

PM 302.4

Notes:

8/5/14:Done./Sam oj

Resolution Type: Completed

Resolution Notes:

User Defined:

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

Step: 1 **Queue:** Code Admin

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

Scheduled Date: **Completed Date:** 7/30/2014 **Action Description:**

Scheduled Time: 12:00 AM **Completed Time:** 9:30:00AM **Action Status:**

Description:

Complaint

Notes: