



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:

**"...2430 N. 79<sup>th</sup> 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 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



Village of  
Elmwood Park

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

Multiple Unit Rental  
Residential Property  
Application

LICENSE # 4192

Multi Unit Rental  
Property Address: 2430 N. 79<sup>TH</sup> AVE ELMWOOD PARK, ILL

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: TERRACE INVESTMENTS Telephone: 708-203-8371

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

Secondary Phone Number: 708-453-4564

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

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

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

Property Management Company Information

Name: SELF 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: SEE ABOVE 24 Hr Telephone: \_\_\_\_\_

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

Please Provide Property Information

Number of Dwelling Units: 4  
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>2E</u>	Unit #: <u>2W</u>	Unit #: <u>1E</u>
Square Footage: <u>800</u>	Square Footage: <u>800</u>	Square Footage: <u>1200</u>
Number of Rooms: <u>3</u>	Number of Rooms: <u>3</u>	Number of Rooms: <u>6</u>
Bed Room 1 Size: <u>11x12</u>	Bed Room 1 Size: <u>11x12</u>	Bed Room 1 Size: <u>11x12</u>
Bed Room 2 Size: _____	Bed Room 2 Size: _____	Bed Room 2 Size: <u>11x12</u>
Bed Room 3 Size: <u>CE</u>	Bed Room 3 Size: _____	Bed Room 3 Size: <u>11x12</u>
Bed Room 4 Size: <u>10x11</u>	Bed Room 4 Size: _____	Bed Room 4 Size: _____
Bed Room 5 Size: _____	Bed Room 5 Size: _____	Bed Room 5 Size: _____

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

FEES ARE AS FOLLOWS: 1<sup>ST</sup> UNIT \$25, EACH ADDITIONAL UNIT \$10 EACH  
Example: 2 units-\$36, 3 units-\$46, 4 units-\$56, 5 units-\$66, 6 units-\$76, etc.

Please return completed form and payment to:

Village of Elmwood Park 11 Conti Pkwy, Elmwood Park, IL 60707 Attn: Code Administration



Village of  
Elmwood Park

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

Multiple Unit Rental  
Residential Property  
Application

LICENSE # 4192

Multi Unit Rental  
Property Address:

2430 N. 79<sup>th</sup> AVE ELMWOOD PN, ILL

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:

(TERRACE INVESTMENTS Telephone: 708-203-8371

Address:

4633 N. CANFIELD AVE - NORRIDGE, ILL 60706  
City State Zip Code

Secondary Phone Number:

708-453-4564

Name:

Telephone:

Address:

City

State

Zip Code

Secondary Phone Number:

Property Management Company Information

Name:

SELF

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: \_\_\_\_\_

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 #:

GARDEN

Unit #: \_\_\_\_\_

Unit #: \_\_\_\_\_

Square Footage:

1200

Square Footage: \_\_\_\_\_

Square Footage: \_\_\_\_\_

Number of Rooms:

6

Number of Rooms: \_\_\_\_\_

Number of Rooms: \_\_\_\_\_

Bed Room 1

Size:

10 X 11

Bed Room 1

Size: \_\_\_\_\_

Bed Room 1

Size: \_\_\_\_\_

Bed Room 2

Size:

11 X 12

Bed Room 2

Size: \_\_\_\_\_

Bed Room 2

Size: \_\_\_\_\_

Bed Room 3

Size:

11 X 2

Bed Room 3

Size: \_\_\_\_\_

Bed Room 3

Size: \_\_\_\_\_

Bed Room 4

Size: \_\_\_\_\_

Bed Room 4

Size: \_\_\_\_\_

Bed Room 4

Size: \_\_\_\_\_

Bed Room 5

Size: \_\_\_\_\_

Bed Room 5

Size: \_\_\_\_\_

Bed Room 5

Size: \_\_\_\_\_

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

FEES ARE AS FOLLOWS: 1<sup>ST</sup> UNIT \$25, EACH ADDITIONAL UNIT \$10 EACH

Example: 2 units-\$35, 3 units-\$45, 4 units-\$55, 5 units-\$65, 6 units-\$75, etc.

Please return completed form and payment to:

Village of Elmwood Park 11 Conti Pkwy, Elmwood Park, IL 60707 Attn: Code Administration



**Issue Number:** 20583  
**Citation Number:**  
**Issue Date:** 1/21/2016  
**Issue Type:** Garbage Accumulation  
**Issue Status:** Complete

**Issue Description:**  
 2430 79th Ave  
**Source Cust Number:** 000000

**Source Name:**  
**Source Description:**  
 SEE ATTACHMNT FOR PICTURES

**Target Cust Number:** 037553      **Target Lot No:** 009886  
**Target Name:** TERRACE INVESTMENTS, LLC      **Target Lot Address:** 2430 79TH AVE  
**Target Business Phone:** (708) 203-8371 x0  
**Target Home Phone:** (708) 453-4564 x0      **Target Lot City, State:** ELMWOOD PARK, IL 60707

**Target Description:**

**Ordinance:**  
 PM 307.1

**Notes:**  
 f/u on accumulation of garbage-Spoke to who stated he will pick up debris on ground and has contracted with Groot for  
 2 pick ups per week. Geo/gp

**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: Gina Pesko	
User Name:	Role:	Action:
Scheduled Date:	Completed Date: 1/21/2016	Action Description:
Scheduled Time: 12:00 AM	Completed Time: 12:00 AM	Action Status:
Description:		

Log Complaint

**Notes:**

**Issue Number:** 20591  
**Citation Number:** 9474  
**Issue Date:** 1/23/2016  
**Issue Type:** Garbage Accumulation  
**Issue Status:** CourtHearing



**Issue Description:**  
 Garbage on ground stock piled up against fence, see pics, on going problem/Mike W gd

**Source Cust Number:** 000000

**Source Name:**

**Source Description:**

<b>Target Cust Number:</b> 037553	<b>Target Lot No:</b> 009886
<b>Target Name:</b> TERRACE INVESTMENTS, LLC	<b>Target Lot Address:</b> 2430 79TH AVE
<b>Target Business Phone:</b> (708) 203-8371 x0	
<b>Target Home Phone:</b> (708) 453-4564 x0	<b>Target Lot City, State:</b> ELMWOOD PARK, IL 60707
<b>Target Description:</b>	

**Ordinance:**

PM 307.1

**Notes:**

Cv 9474 issued for 3/17/16 Court. dm

**Resolution Type:** CV Issued

**Resolution Notes:**

Court 3/17 1pm

**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> Gina Pesko	
<b>User Name:</b>	<b>Role:</b>	<b>Action:</b>
<b>Scheduled Date:</b>	<b>Completed Date:</b> 1/23/2016	<b>Action Description:</b>
<b>Scheduled Time:</b> 12:00 AM	<b>Completed Time:</b> 9:00:00AM	<b>Action Status:</b>
<b>Description:</b>		

Log Complaint

**Notes:**

2430 79th Avenue		
Code	Date Created	Comment
Comments	8/1/2014	New owner as of May 2014-no insp fee or insp needd this year. see CM for inspection details.gp
Inspection	7/17/2015	Rental Insp- Add i Smoke in 1st flr apt., fire stop mechanical room (foam) only at penetrations, Pass Jerry/OO
Inspection	5/26/2016	Needs insp for increase in garbage rate and rental-Rental insp (4 unit) completed. INSpected unit top flr east. Zoning and code compliance. Bldg currently has a 1 yard toter (dumpster) will upgrade to 1 1/2 yard toter. George/gp
TenantInfo	6/28/2017	Garden- 2, 2nd flr west- 3, 1st flr- 2nd flr East-
Inspection	7/31/2017	rental- 4 unit rental inspection completed. inspected top floor east. zoning and code compliant. /george -cg
TenantInfo	8/21/2017	New Tenants-garden apt- and her 2 children as of Sept. 1
TenantInfo	6/6/2018	Unit 2W- 2 adults.
Inspection	7/9/2018	inspected 2west zoning and code complaint/george mike tldr
TenantInfo	11/1/2018	New tenants-Garden unit- and 1 minor. gp
Inspection	7/2/2019	Rental inspection passed. Seal water meter -> follow up in a week. Install smoke detector in mechanical room. Martin / RR
TenantInfo	8/19/2019	New tenant 2E- 1 adult