



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

February 5, 2020

Mr. Chris Boyle
results@proplogix

RE: Freedom of Information Act Request

The Village of Elmwood Park is in receipt of February 3, 2020 Freedom of Information Act request (5 ILCS 140/1 et seq.) ("FOIA") for the following records:

".....2222 N 73rd Avenue...please provide copies of the following: any open or outstanding violations and associated invoices, any open or outstanding permits and associated invoices, any outstanding vacant building registration violations, fees or liens, current utility billing, including services provided, current/past-due balances and any liens...any outstanding special assessments, fees or invoices associated with the property that aren't addressed above"

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. **Please be advised a LISTING INSPECTION is needed before the property can be advertised for sale.**

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



PO Box 49888, Sarasota FL 34230

Ph: (941) 444-7142 Fax: (941) 214-1132

Please use this cover page on the returning fax.
We use the content of this page to expedite processing.

Or, send results to: results@proplogix.com

Thank you for your cooperation.



Issue Number: 23679
Citation Number: 10471
Issue Date: 4/26/2017
Issue Type: Property Maintenance
Issue Status: CourtHearing



Village of
Elmwood Park

Issue Description:

The garage must be repaired & painted, also the garage door must be repaired & the debris all around the garage must be cleaned up,
f/u5/3/17/Sam oj

Source Cust Number: 000000

Source Name:

Source Description:

Target Cust Number: 030189

Target Lot No: 004005

Target Name: US BANK TRUST N A

Target Lot Address: 2222 73RD AVE

Target Business Phone:

Target Home Phone: (630) 810-9260

Target Lot City, State: ELMWOOD PARK, IL 60707

Target Description:

Ordinance:

8/15/17: Did not repair or paint the garage, has been 5 months/Sam gd

Notes:

Resolution Type: CV Issued

Resolution Notes:

Court 9/7 1pm

User Defined:

Character 1:	Date 1:	Decimal 1:	0.00	Logical 1:	False
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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:** 4/27/2017 **Action Description:**

Scheduled Time: 12:00 AM **Completed Time:** 10:00:00AM **Action Status:**

Description:

Complaint

Notes:



Village of
Elmwood Park

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

Pre-Sale Listing Inspection
Narrative Report

DATE: 09/27/2019

OWNER(S) NAME: _____ **Phone:** _____
ADDRESS: 2222 N 73rd Ave
ZONING DIST: R-2 **Number of Units:** 1-SFH
Agent: Ashley Kaehn (Kale Realty) **Phone:** 773-590-8200 **Fax:** 773-337-0586
Email: ashley@kalerealty.com

Comments: Seller has reported that the premises is being sold in “AS IS” condition. However; Seller is still required to have Smoke Alarms and Carbon Monoxide Detectors properly placed, installed, and re-inspected prior to the issuance of the Transfer Stamp.

- All corrective affidavit requirements’, including appropriate plans and/or applications for building permits shall be applied for within 30 days of closing.
 - *****NOTE: This Affidavit is NOT TRANSFERABLE**

At the time of inspection the following deficiencies were observed.

IRC 314.3 Smoke Alarms:

- Smoke alarm installation required **“INSIDE”** each sleeping room.
- Smoke alarm installation required main floor living area.
- Smoke alarm installation required in basement.
- Smoke alarm installation required in Furnace/utility area.

Carbon Monoxide Detector:

- Carbon Monoxide Detector(s) **MUST** be installed within 15’ feet of any area that is being used as sleeping quarters.

Interior Surfaces:

- All interior surfaces, including windows and doors, shall be maintained in good, clean, sanitary and working condition.
- Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered.
- Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

Handrails:

- Every interior and exterior flight of stairs having more than three (3) risers shall have a continuous **graspable** handrail on one (1) side. Handrails shall not be less than 34 inches high or more than 38 inches high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface.

Windows: (IRC 308.4.7)

- All windows to be operable crack-free and must have insect screens.
- All glazing materials (glass) shall be maintained free from cracks and holes

Fire Stopping:

- seal the annular space surrounding service pipes, cables and ducts,

House Address Numbers (Premises Identification):

- 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**
- Numbers shall be contrasting with background and a minimum of 4 inches in height.

Scrape & Paint Exterior:

- All exposed surfaces of metal or wood shall be protected from the elements, decay, or rust by periodic applications of weather-coating materials, such as paint or other similar surface treatments.

Accessory Structure:

- Inaccessible at the time of inspection.

Mold-like Substance: (basement)

- Any and all "mildew" and/or "Mold-like" substances shall be professionally removed and remediated.
- A mandatory reinspection is required prior to occupancy

IPMC 302.1 Sanitation:

- All exterior property and premises shall be maintained in a clean, safe and sanitary condition.

Hot Water Tank:

- Temperature-Pressure-Relief Valve (TPR) **discharge pipe** shall be of rigid metal piping, properly installed, and maintained on all water heaters.

Electrical:

- Any electrical outlet located within 6 feet of a water source shall have GFCI protection.
- Cover plates required on all countertop, switches, and wall receptacles

~~-----END REPORT-----~~

Jerry Alport,

Code Enforcement Officer

Village of Elmwood Park

Code Administration Department

Issue Number: 28469
Citation Number:
Issue Date: 6/19/2019
Issue Type: Board Up Request
Issue Status: Complete

Issue Description:
 2222 73rd Ave

Source Cust Number: 000000

Source Name:

Source Description:

Target Cust Number: 030189

Target Lot No: 004005

Target Name: US BANK TRUST N A

Target Lot Address: 2222 73RD AVE

Target Business Phone:

Target Home Phone: (630) 810-9260

Target Lot City, State: ELMWOOD PARK, IL 60707

Target Description:

SEE ATTACHMNT FOR PICTURES

Ordinance:

Board up request by EPPD (Bobby Klisz) garage only. Called Paramount-Laura Bartoli will drop keys off at EPPD. gp

Notes:

8/9/19: invoice received \$603.00. gp 8/9/19: Laura from Paramount states she witnessed people in the yard of the property, supposed to be vacant. Spoke to Joanne of EPPD, states police are aware of squatters in the home. garage remains secure.gp

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:** 6/19/2019 **Action Description:**

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

Description:

Board Up Requested

Notes:



Village of
Elmwood Park







Adjuster & Contractor for the Insured

Bill To:
Village of Elm Wood Park

INVOICE # 5600
Property Address: 2222 N. 75th Ave

Carmen Battamon

Description of Work:

Service Call-----	\$185.00
7- Wood Openings RATE \$50.00-----	\$350.00
4 -2x4 -Sticks @17.00-----	\$68.00

TOTAL DUE: \$603.00

PLEASE SEND PAYMENT TO:
PARAMOUNT RESTORATION GROUP INC.
7301 W. 25TH #111
NORTH RIVERSIDE IL 60546

PLEASE CALL VINCE BERTUGA @773-617-7887 IF THERE ARE ANY QUESTIONS REGARDING THIS INVOICE

Issue Number: 29330
Citation Number:
Issue Date: 12/31/2019
Issue Type: Listing/TrnsfrStmp Insp
Issue Status: Complete



Issue Description:

Cxld 12/20/19 rescheduled 12/30/19 11am Jerry rang and knocked on front door and knocked on back door - agent says he was out in front waiting but didnt see Jerry or his car!!

Source Cust Number: 000000

Source Name:

Source Description:

Target Cust Number: 030189

Target Lot No: 004005

Target Name: US BANK TRUST N A

Target Lot Address: 2222 73RD AVE

Target Business Phone:

Target Home Phone: (630) 810-9260

Target Lot City, State: ELMWOOD PARK, IL 60707

Target Description:

Ordinance:

Notes:

Jerry said wait to charge them for 3rd inspection. Numerous charges will be forthcoming.12/31/2019 Inspection completed... Emailed attached report to agent. Home is vacant and in foreclosure. Selene Finance owner of record. Vacant building inspection also completed at the time of inspection.

Resolution Type: Pending

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:** 12/20/2019 **Action Description:**

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

Description:

Listing/Transfer Stamp Inspection

Notes:



Village of
Elmwood Park

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

Pre-Sale Listing Inspection
Narrative Report

DATE: 12/31/2019

OWNER(S) NAME: Selene Finance Phone: 630-810-9260
ADDRESS: 2222 N 73rd Ave
ZONING DIST: R-2 Number of Units: 1-SFH
Agent: Ryan Smith (ReMax Properties) Phone: 630-810-9260 Fax: 708-246-9171
Email: closings@smithreo.com

Comments: Seller has reported that the premises is being sold in "AS IS" condition. However; Seller is still required to have Smoke Alarms and Carbon Monoxide Detectors properly placed, installed, and re-inspected prior to the issuance of the Transfer Stamp.

- All corrective affidavit requirements', including appropriate plans and/or applications for building permits shall be applied for within 30 days of closing.
 - *****NOTE: This Affidavit is NOT TRANSFERABLE**

At the time of inspection the following deficiencies were observed.

IRC 314.3 Smoke Alarms:

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- Smoke alarm installation required main floor living area.
- Smoke alarm installation required in basement.
- Smoke alarm installation required in Furnace/utility area.

Carbon Monoxide Detector:

- Carbon Monoxide Detector(s) MUST be installed within 15' feet of any area that is being used as sleeping quarters.

Interior Surfaces:

- All interior surfaces, including windows and doors, shall be maintained in good, clean, sanitary and working condition.
- Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered.
- Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

Handrails:

- Every interior and exterior flight of stairs having more than three (3) risers shall have a continuous **graspable** handrail on one (1) side. **Flat 2x4 and 2x6 handrails are not acceptable. A circular cross section of a handrail must have an outside diameter of between 1-1/4" and 2"**
- Handrails shall not be less than 34 inches high or more than 38 inches high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface.

Windows: (IRC 308.4.7)

- All windows to be operable crack-free and must have insect screens.
- All glazing materials (glass) shall be maintained free from cracks and holes

Fire Stopping:

- seal the annular space surrounding service pipes, cables and ducts,

House Address Numbers (Premises Identification):

- **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**
- Numbers shall be contrasting with background and a minimum of 4 inches in height.

Scrape & Paint Exterior:

- All exposed surfaces of metal or wood shall be protected from the elements, decay, or rust by periodic applications of weather-coating materials, such as paint or other similar surface treatments.

Accessory Structure:

- Due to the general condition, excessive decay, and deterioration of the existing garage, The Village of Elmwood Park is requesting a complete demolition and removal of the structure.

Mold-like Substance: (basement)

- Any and all "mildew" and/or "Mold-like" substances shall be professionally removed and remediated.
- A mandatory reinspection is required prior to occupancy

IPMC 302.1 Sanitation:

- All exterior property and premises shall be maintained in a clean, safe and sanitary condition.

Hot Water Tank:

- Temperature-Pressure-Relief Valve (TPR) **discharge pipe** shall be of rigid metal piping, properly installed, and maintained on all water heaters.

Electrical:

- Any electrical outlet located within 6 feet of a water source shall have GFCI protection.
- Cover plates required on all countertop, switches, and wall receptacles

Interior Doors:

- Proper opening, closing, and locking hardware required where missing

IPMC 504.1 Plumbing Systems and Fixtures:

- The plumbing systems, specifically the hot water delivery system and fixtures including all tub, shower and hot water mixing valves may require removal and/or replacement to meet current Illinois Plumbing Code standards.

-----**END REPORT**-----

Jerry Alport,

Code Enforcement Officer

Village of Elmwood Park

Code Administration Department

Issue Number: 29349
Citation Number:
Issue Date: 1/2/2020
Issue Type: Vacant Property Registry
Issue Status: Complete



Issue Description:
 \$150 paid, forms recved, needs insptn.oj

Source Cust Number: 000000

Source Name:

Source Description:

Target Cust Number: 030189 **Target Lot No:** 004005
Target Name: US BANK TRUST N A **Target Lot Address:** 2222 73RD AVE
Target Business Phone:
Target Home Phone: (630) 810-9260 **Target Lot City, State:** ELMWOOD PARK, IL 60707

Target Description:
 Code Compliance / MCSMTG 350 HIGHLAND DR. STE. 100,LEWISVILLE,TX 75067 813-387-1100

Ordinance:
 Owner info- Eric Moore/ Selene Fianance LP, 27720 Jefferson Av. Ste. 210, Temecula CA 92590, 877-338-3791

Notes:
 Property actively listed....dwelling is secured...Water is shut-off & Winterized. Building is NOT adequately heated to prevent freezing. Heat was off at time of inspection.

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	Decimal 1: 0.00	Logical 1: False
User Name:	Role:	Decimal 2: 0.00	Logical 2: False
Scheduled Date:	Completed Date: 1/2/2020	Action:	
Scheduled Time: 12:00 AM	Completed Time: 10:00:00AM	Action Description:	
Description:	Action Status:		
Vacant Property Reg. & Info.			

Notes:

Step: 1	Queue: Code Admin	Decimal 1: 0.00	Logical 1: False
User Name:	Role:	Decimal 2: 0.00	Logical 2: False
Scheduled Date:	Completed Date: 1/2/2020	Action:	
Scheduled Time: 12:00 AM	Completed Time: 10:00:00AM	Action Description:	
Description:	Action Status:		
Vacant Property Reg. & Info.			

Notes: