



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 7, 2020

Ms. Jessica Kitchen
j.kitchen@mlshoa.com

RE: Freedom of Information Act Request

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

"2400 77th Ct...provide copies of only open code enforcement or property maintenance...active nuisance violations...open or expired permits...assessments...fines, fees, balances or municipal liens due...water, sewer and/or solid waste collection amounts owing...is the property on Elmwood Park's vacant property registration? Are there any fees due?"

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. **The property is not registered on the Village's vacant building registration program. I have included the forms which should be filled out and returned with the appropriate fees.**

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

REQUESTED DATE: 2/3/2020
CLOSING DATE: 2/28/2020



1025 837358 JMK
DS7200-20000055
STAIN SPECIAL ASSESSMENTS, CO

6801 PALISADES PARK COURT SUITE 2 FT MYERS, FL 33912

COMPLETE PROPERTY INFORMATION INQUIRY

ATTENTION:

VILLAGE OF ELMWOOD CLERK'S OFFICE

11 CONTI PARKWAY

ELMWOOD PARK, IL 60707
Ph. 708-452-7300 X6
Fax

SUBJECT PROPERTY INFORMATION

Address: 2400 N 77 CT

Folio: 12-25-329-035-0000

Legal: BLK: LOT:

Seller: FREDDIE HOMESTEPS (CURYLLO, ARTUR)

Buyer: TBD

Our office has been contracted to perform a municipal search on the above-mentioned property. Please provide information from your department for any open code violations, complaints and/or liens against this property. Please also advise if there are any outstanding fines due and provide us with a copy of the case history.

Please provide our office with the specific documentation pertaining to the issues(s) listed below.

Code Enforcement:

There are NO code issues associated with this property.

Case #:	Violation Description:	Daily Fine(s):	Lien:	Balance	Good Thru date:
SEE ATTACHED		Yes / <u>No</u>	Yes / <u>No</u>		
		Yes / No	Yes / No		

Permit Issues:

There are NO permit issues associated with this property.

Permit#: _____ For: _____ Status: _____
Permit#: _____ For: _____ Status: _____

Utility Account Information:

There are NO outstanding utility balances associated with this property.

Utility Services Provided: Water Sewer Solid Waste Stormwater Gas Other _____

Utility Account Name:	Status	Total Owed	Final	Balance	Good Thru	Lien:
	<u>Active</u> / Closed	\$ <u>108.45</u>	Yes / <u>No</u>	<u>1</u> / <u>21</u> / <u>2020</u>	Yes / <u>No</u>	
	Active / Closed	\$ _____	Yes / No	____ / ____ / ____	Yes / No	

Please advise if property is required for registration, Certificate of Use, AND/OR Certificate of Occupancy.

Assessments:

There are NO municipal or special assessments/liens associated with this property.

Assessment Description	Payoff Amount	Good Thru Date
		____ / ____ / ____

This information completed by: D. Gesko, Village Clerk Date: 2/7/20

Contact#: 708 452 3911 Email address: gesko@elmwoodpark.org

*** Thank you for your assistance in obtaining this information. ***
Please fax back to 239-465-0915 or email to TIMMYLP@MLSHOA.COM
Please contact us at 239-274-1272 with any questions about this request.



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February 7, 2020

Dear Agent,

In accordance with section 41E-3 of the Village Code for the Village of Elmwood Park, the Director and Building Commissioner of Code Administration of the Village of Elmwood Park, has determined that the property located at 2400 N. 77th Court, Elmwood Park, Illinois, is a vacant building.

A vacant building is defined as a building which is:

- a. Unoccupied and unsecured; or
- b. Unoccupied and secured by boarding or other similar means for more than three (3) consecutive months; or
- c. Unoccupied and dangerous structure; or
- d. Declared unsafe for occupancy by the Director pursuant to applicable provisions of this code including any and all adopted codes; or
- e. Unoccupied with the building or its premises having been used for unlawful activity at any time while unoccupied; or
- f. Unoccupied for over one hundred twenty (120) days and during which period the Director has issued an order to correct public nuisance conditions or code violations and which conditions have not been corrected in a code compliant manner; or
- g. Unoccupied for a consecutive period in excess of two (2) years; or
- h. Any building that is unoccupied as a result of a pending foreclosure action or which is unoccupied as a result of a judgment of foreclosure.

As the owner of a vacant building within the Village of Elmwood Park, you are required to register the vacant building with the Code Administration Department and pay an annual registration fee of Fifty (\$50.00) Dollars. In addition, you must schedule an inspection of the interior and exterior of the property with the Village Code Administration Department to determine whether your vacant building is being maintained in a clean, safe and secure condition and whether the property meets the minimum standards of compliance as mandated by the Village Code. The inspection fee is One Hundred (\$100.00) Dollars.

As the owner of a vacant building within the Village, you are also required to submit to the Director, within forty (40) days of his vacant building determination, an enclosure repair and maintenance plan. If you disagree with the Director's vacant building determination, you have the

right to appeal that determination to the Village Manager of the Village of Elmwood Park as provided by section 41E-8 of the Village Code.

For your convenience, we have enclosed the Village of Elmwood Park Vacant Building Registration Form and a Village of Elmwood Park Vacant Building Property Plan.

Questions regarding your responsibilities under the Village's Vacant Building Ordinance should be directed to the Code Administration Department at (708) 452-3920.

Sincerely,
Village of Elmwood Park

Robert Bormann

Robert Bormann, Director/Building Commissioner
Code Administration Department



VILLAGE OF ELMWOOD PARK

DEPARTMENT OF CODE ADMINISTRATION
11 CONTI PARKWAY
ELMWOOD PARK, IL 60707
708-452-3920

Vacant Building Registration

DATE:	REGISTRATION #:
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Property Index Number (PIN):	Property Address:
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Owners Information (Please Print): *Attach additional sheets if necessary*

Full Name: _____

Company Name: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Cell: _____

Lien Holder(s) or Others with Legal Interest in Property: *Attach additional sheets if necessary*

Full Name: _____

Company Name: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Cell: _____

Date building became vacant:	Property Plan Attached: <input type="checkbox"/> or Must be submitted by: <i>(within 30 Days of Application)</i>
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BUILDING MAINTENANCE INFORMATION
Person or Company Responsible for keeping the property Clean, Safe & Secure

Full Name: _____

Company Name: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Cell: _____

Acknowledgement of Responsibility: *The undersigned owner/agent: 1) avows and acknowledges that the information herein is complete and accurate; 2) assumes responsibility for maintaining and securing the subject building in conformity with Village of Elmwood Park Code Section 41E and other applicable codes; and 3) acknowledges the responsibility to notify the village in writing within 30 days of any changes to information contained in this registration form.*

Owner or agent: <i>(Please Print Name)</i>	Signature:	Date:
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VILLAGE STAFF USE

<input type="checkbox"/> \$50 Registration Fee Paid	<input type="checkbox"/> \$100 Inspection Fee Paid
<input type="checkbox"/> Submitted Property Plan on: _____	<input type="checkbox"/> Registration Issued on: _____



VILLAGE OF ELMWOOD PARK

DEPARTMENT OF CODE ADMINISTRATION

11 CONTI PARKWAY

ELMWOOD PARK, IL 60707

708-452-3920

VACANT BUILDING PROPERTY PLAN

DATE:		REGISTRATION #:	
Owner/Responsible Party:		PROPERTY ADDRESS:	
Property Status <i>(Check all that apply)</i>	<input type="checkbox"/> Property is actively listed for sale	Listing Date: _____	
	<input type="checkbox"/> Property sale is pending	Closing Date: _____	
	<input type="checkbox"/> Building is being renovated	Completion Date: _____	
	<input type="checkbox"/> All required permits have been issued:		
	<input type="checkbox"/> Applications will be submitted by: _____		
Property Use <i>(Check all that apply)</i>	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial		
	<input type="checkbox"/> CLEAN, SAFE & SECURE Inspection performed on: _____ Compliance Date: _____		
	OWNER TO MAKE THE FOLLOWING REPAIRS IMMEDIATELY:		

	Date by which property is to be occupied: _____		
Property Maintenance	<u>Owner/responsible party attests that the following steps have been or will be taken. For any Boxes left unchecked, you must provide a date by which the item will be completed</u>		
	<input type="checkbox"/>	The Building is secured against unauthorized entry by persons or pests in accordance with standards of Village Code 41E	
	<input type="checkbox"/>	All hazardous material or hazardous refuse has been removed	
	<input type="checkbox"/>	The building's water system has been protected from freezing	
	<input type="checkbox"/>	Building is adequately heated to prevent freezing	
	<input type="checkbox"/>	Water Service to the building has been shut off at the curb	
	<input type="checkbox"/>	Non-compliant electrical service lines, wiring or fixtures have been removed/disconnected	
	<input type="checkbox"/>	Heating facilities have been removed, rendered inoperable _____	
Clean, Safe, and Secure Affirmation	<input type="checkbox"/> Owner/responsible party affirms that the subject property shall be maintained in compliance with all applicable property maintenance regulations and city codes <u>Keeping the Property Clean, Safe & Secure</u> , including, but not limited to the following:		
		Nuisances Exterior Maintenance Dead/hazardous trees	Grass and weeds Motor vehicles
Signatures	Owner/Responsible Party:		Date:
	Village Review/Approval by:		Date:

Issue Number: 26240
Citation Number: 11485
Issue Date: 5/26/2018
Issue Type: High Grass/Weeds
Issue Status: CourtHearing

Issue Description:
 2400 77th Ct
Source Cust Number: 000000

Source Name:
Source Description:

Target Cust Number: 027523
Target Name: / -)
Target Business Phone:

Target Lot No: 009214
Target Lot Address: 2400 77TH CT

Target Home Phone:
Target Lot City, State: ELMWOOD PARK, IL 60707

Target Description:
 see attachmnt for picture

Ordinance:
 PM 302.4

Notes:
 CV11485 written for high grass and weeds. court 7/5/18. MikeW gp 5/30 left message for owner to cut grass or more cvs will be issued mw

Resolution Type: CV Issued
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
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User Name:	Role:	Action:
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Scheduled Date:	Completed Date:	5/26/2018	Action Description:
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Scheduled Time:	12:00 AM	Completed Time:	12:00 AM	Action Status:
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Description:
 Complaint

Notes:



Village of
Elmwood Park

Issue Number: 26120
Citation Number:
Issue Date: 5/5/2018
Issue Type: Sewer/Water Discharge
Issue Status: Unfounded



Village of
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Issue Description:

Both neighbors across the alley at 2403 & 2405 78th Ave came in to complain that this owner of 2400 installed a cement slab at the rear of his yard in which water puddles in this area and does not drain into the alley because the slab isn't pitched towards the alley. (If the slab doesn't pitch towards the alley, how does it affect these neighbors across the alley?) dm

Source Cust Number: 000000

Source Name:

Source Description:

Target Cust Number: 027523

Target Lot No: 009214

Target Name:

Target Lot Address: 2400 77TH CT

Target Business Phone:

Target Home Phone: -----

Target Lot City, State: ELMWOOD PARK, IL 60707

Target Description:

Ordinance:

Notes:

5/7/18: No idea what the complaint is about? 2400 77th Ct is across the alley & has no pad. 2401 78th Ave doesn't have new concrete & there is drainage space between 2401 & 2403??/Martin. dm

Resolution Type: Unfounded

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:** 5/10/2018 **Action Description:**

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

Description:
Property Inspected & Owner Notified

Notes:

Issue Number: 24323
Citation Number:
Issue Date: 7/31/2017
Issue Type: High Grass/Weeds
Issue Status: Complete



Issue Description:

HV Notice: Excessive weeds around prprty, lawn needs regular mowing weeds harboring rodents (rats). Compliance expected or citation will be issue, 8/8 f/u/ George. dm

Source Cust Number: 000000

Source Name:

Source Description:

Target Cust Number: 027523

Target Lot No: 009214

Target Name:)

Target Lot Address: 2400 77TH CT

Target Business Phone:

Target Home Phone:

Target Lot City, State: ELMWOOD PARK, IL 60707

Target Description:

Ordinance:

PM 302.4

Notes:

8/7 Fu/George: Compliance. Geo/gp

Resolution Type: Housing Viol

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

User Name: Role: Action:

Scheduled Date: Completed Date: 7/31/2017 Action Description:

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

Description: Complaint

Notes:

Issue Number: 13149
Citation Number:
Issue Date: 5/21/2013
Issue Type: High Grass/Weeds
Issue Status: In Progress

Issue Description:
Source Cust Number: 000000

Source Name:
Source Description:

Target Cust Number: 027523

Target Lot No: 009214

Target Name:

Target Lot Address: 2400 77TH CT

Target Business Phone:

Target Home Phone:

Target Lot City, State: ELMWOOD PARK, IL 60707

Target Description:

Ordinance:

PM 302.4

Notes:

high grass

Resolution Type:

Resolution Notes:

5/17/13 left notice to cut mw

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:** **Action Description:**
Scheduled Time: 12:00 AM **Completed Time:** 12:00 AM **Action Status:**
Description:
 Complaint
Notes:

Step: 2 **Queue:** Property Maint.
User Name: **Role:** **Action:**
Scheduled Date: **Completed Date:** **Action Description:**
Scheduled Time: 12:00 AM **Completed Time:** 12:00 AM **Action Status:**
Description:
 Inspection
Notes:

Step: 3 **Queue:** Code Admin
User Name: **Role:** **Action:**
Scheduled Date: **Completed Date:** **Action Description:**
Scheduled Time: 12:00 AM **Completed Time:** 12:00 AM **Action Status:**
Description:
 Findings
Notes:



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