

Peter N. Silvestri
Village President
Elsie Sutter
Village Clerk
John J. Dalicandro
Village Manager
Michael Durkin
Village Attorney

Trustees
Alan L. Bennett
Sam LaBarbera
Carmen P. Forte
Alan T. Kaminski
Diane Kmiecik
Jeff Sargent

April 28, 2011

Mr. Dane Volden
7237 West Devon Avenue
Chicago, Illinois 70731

RE: 1610 North Harlem
Elmwood Park, IL. 60707

Dear Sir:

I am in receipt of your Illinois Freedom of Information Act (5 IL CS 140/1 *et. seq.*) (hereinafter referred to as "FOIA"), request received by the Village of Elmwood Park on April 26, 2011 requesting "records from the Building Department, Zoning Department, Fire Department, Water and Sewer Department" on the above named property as attached to your application. Please be advised that the enclosed documents were forwarded to my office by our Building Department.

The Village of Elmwood Park maintains no other records responsive to your request.

Sincerely,

Elsie Sutter
Freedom of Information Officer
Enclosures

Project #: 10315-0311
4-26-2011

According to the Freedom of Information Act, and as required by ASTM Standard Practice E 1527-05 for environmental site assessments, EPS Environmental Services, Inc. requests to obtain information from the following Village/Town/City/County department(s) in order to ascertain the historical uses and/or occupancy of the following property, to determine if any may have had an environmental impact:

1610 North Harlem Avenue
Elmwood Park, Illinois
PIN # 12-36-431-012-0000

From the Building Department (or similar) -

Any records reflecting the permission to construct, alter or demolish improvements on the Property, and which indicate the Property's original development and/or past usage history. Additionally, any records with environmentally significant information, such as the installation or removal of underground storage tanks, or records of complaints, inspections or permits reflecting air emissions, noise, asbestos or hazardous materials.

From the Zoning Department -

The current zoning restrictions; and if available, the historical zoning restrictions on the Property, (i.e., the zoning designation(s) and brief definition(s) only, not the entire ordinance) to determine if the Property's use has changed significantly.

From the Fire Department (Fire Prevention Bureau) -

Any records or inspections on file reflecting the current or previous storage or use of hazardous substances or petroleum products, including the current or historical presence of underground storage tanks (e.g., installation, inspection, or removal records) on the Property, and additionally, any records with environmentally significant information, such as hazardous material incidents at or near the property.

From the Water Department -

Records for any potable or groundwater-monitoring wells located on the Property.

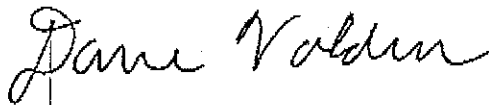
From the Sewer Department -

Records of any septic systems located on the Property

Please forward to the appropriate departments.

Your time and attention to this request are most appreciated.

Thank you,



Dane Volden
EPS Environmental Services, Inc.
7237 West Devon Avenue
Chicago, Illinois 60631
Fax #773.792.3091
Phone #773.792.3090



Village of Elmwood Park

11 Conti Parkway Elmwood Park, IL 60707

PRESS HARD - YOU ARE MAKING THREE COPIES

Real Estate Transfer Declaration

For additional information, please call the Village Clerk's Office at (708) 452-7300, Monday thru Friday, 9:00 A.M. to 5:00 P.M.

For Office Use Only: Date Issued, Issued By

Check One: [X] DEED [] ASSIGNMENT OF BENEFICIAL INTEREST OF LAND TRUST [] EXEMPTION INSTRUCTIONS:

- 1) This form must be filled out completely, signed by at least one of the grantors (sellers), and presented to the Village Clerk, 11 Conti Parkway, Elmwood Park, Illinois, or other designated agent, at the time of purchase of real estate transfer stamps as required by the Elmwood Park Real Estate Fee Ordinance. The stamps must be affixed to the deed, and this form attached when the title is recorded.
2) The full actual amount of consideration of the transaction is the amount upon which the fee is to be computed. Both the full actual consideration of the transaction and the amount of the fee stamps required must be stated on the declaration.
3) A copy of the Illinois Tax Declaration form must accompany an unsigned copy of any deed or assignee of beneficial interest at the time of application.
4) Property seller is responsible for purchase of real estate transfer stamps.
5) A five (5) working day advance notice prior to closing is required for an inspection of the property.
6) A refund of the transfer stamp fee paid by the seller is available provided the seller can comply with Section 41A-3 of the code.
TRANSFER STAMPS WILL NOT BE ISSUED UNTIL 24 HOURS PRIOR TO CLOSING.

Address of Property 1610 N. Harlem Ave No. of Units 1
Permanent Property Index No. 12-36-431-012
Type of Deed or Assignment Trustee's Deed Date of Deed or Closing Date 04-25-11

Full Actual Consideration (include amount of mortgage and value of liabilities assumed) \$ 1,350,000.00
Amount of Fee (\$5.00 per \$1,000 or fraction thereof of full actual consideration, or \$35.00, whichever is greater) \$ 6,750.00

Note: The Village of Elmwood Park Real Estate Transfer Fee Ordinance specifically exempts certain transactions from payment of a transfer fee. These exemptions are enumerated in Section 41A-3 of the ordinance which is printed on the reverse side of this form. To claim one of these exemptions, complete the section below:

I hereby declare that this transaction is exempt from taxation under the Elmwood Park Real Estate Transfer Fee Ordinance by paragraph(s) of Section 41A-3 of said ordinance.

Details for exemption claimed: (explain)

Under penalty of perjury, I hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor: (Seller) (Please Print) Donald Frasca Trust & Ailyn Frasca Trust Blomington IL 61708 (630) 330-7617

Signature Date Signed 4-19-11

Grantee: (Buyer) (Please Print) Midwest Elmwood Development LLC 4639 N. Milwaukee Ave

Signature Date Signed

Real Estate Co. Attorney Contact Dennis Hennessy Phone (630) 250 5220

Water Billing Affidavit

Section 41A-7 of the Code of the Village of Elmwood Park, Illinois requires that any delinquent water and sewer assessments and penalties related thereto are to be paid in full before Transfer Stamps are issued. It also requires that this form contain full information necessary for the billing and collection of final water and sewer charges.

Send Final Bill To: First Merit Bank

Account Number: 3205 Balance Due: 30.65

A billing for water used from the last billing date will be determined after a final reading is obtained.

Billing Address For New Owners: 11111 S. MICHIGAN

Inopt.
Park along
Southside of
prpty



[Handwritten signature]

2/12/10
(05)

2:00

Harry Jai

(Contact at
Bank for
inspt.)

NOTIFICATION OF PROPOSED SALE OF PROPERTY

ADDRESS: 1600 N. Harlem Ave. NOTIFICATION DATE: 12-17-09

OWNER(S) NAME: Frasca Trust OWNER(S) PHONE: (630) 330-7617

REAL ESTATE OFFICE: N/A

AGENT(S) NAME: _____ AGENT(S) PHONE: _____

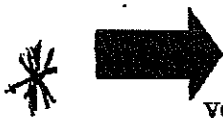
ZONING DISTRICT: _____ NO. OF UNITS: _____

PAID

Please complete & return this form indicating the contract date to our office at:

Fax: 708-453-8816
VILLAGE OF ELMWOOD PARK
Code Administration Dept.
11 Condi Parkway
Elmwood Park, IL 60707

BRG
708-259-6644
708-786-4473
BRUNO/COSTA



NOTE: Prior to *Listing* the property or posting any *For Sale Signs*, you must first contact The Village of Elmwood Park & schedule the Listing inspection at 708-452-3919, 3942 or 3948 (Ordinance No. 99-12, Sec. 41A-13).

For Sale signs cannot be posted & Open Houses cannot be conducted until the property has been inspected & the Listing report completed by the Village of Elmwood Park, Code Administration Dept. (Ordinance No. 2000-4 Sec.1. Subsection 1409.3).

(See page 2 for Transfer Stamp Requirements)

2-17-10



Village of
Elmwood Park

PROPERTY MAINTENANCE INSPECTION

POSTED

PROPERTY ADDRESS: 1610 HARLEM AVE DATE: 2-12-10

OWNER NAME: FRASCA TRUST OWNER PHONE: _____

AGENT NAME: N/A AGENT PHONE: _____

ZONE DISTRICT: BZ NO. OF UNITS: 3 INSPECTOR: [Signature]

MAIN STRUCTURE:

- Chimney TEAR DOWN
- Exterior Painting DEMO
- Grading & Drainage DEMO
- Handrails & Guards
- House Number (Front) OF STRUCTURES
- Illegal Living Area
- Miscellaneous
- Roof, Gutters & Downspouts
- Sanitation
- Sidewalks & Driveways
- Smoke Alarms
- Stairways, Decks, Porches & Balconies
- Weeds

ACCESSORY STRUCTURES:

- Fence
- Garage

ELECTRICAL SERVICE:

- 100 Amp
- BX, Romex
- GFI (Outside & Wet Locations)
- Grounded Outlets

FLUES:

- Heating Unit
- Water Heater

WINDOWS:

- Glazing
- Insect Screens
- Operable

PLUMBING

THIS IS A VISUAL INSPECTION ONLY

This certificate reflects a complete review of Code Administration records as of the above date. The issuance of this certificate shall in no way be construed to be a guarantee in any way by the Village of Elmwood Park that the structure is free from any defects whether latent or patent. Also, this certificate provides no guarantee that future violations cannot or will not occur at the above address.

A Certificate of Occupancy must be obtained from the Office of Building Commissioner – Ordinance no. 1411.05.

[Signature]
Signature of Building Inspector

Signature of Seller or Agent

§ 1407.03

ZONING

§ 1407.03

1407.03

PERMITTED AND SPECIAL USES IN BUSINESS, COMMERCIAL AND MIXED USE DISTRICTS

- A. Business and commercial uses
 - 1. Amusement establishment
 - 2. Animal hospitals and veterinarian offices
 - 3. Antique shop
 - 4. Art and school supply stores
 - 5. Auction rooms
 - 6. Automobile-oriented establishments as follows:
 - a. Garages, including painting and body and fender work
 - b. Garages, not including painting and body and fender work
 - c. Automobile laundries
 - d. Automobile sales, new cars
 - e. Automobile sales, new and used cars
 - f. Automobile service (except 24 hour service)
 - g. Auto accessory store
 - h. Automobile service stations with 24 hour service

	B-1 District	B-2 District	C-1 District	MU-1 District
	Special Condition Code No. (1407.04)	Special Condition Code No. (1407.04)	Special Condition Code No. (1407.04)	Special Condition Code No. (1407.04)
	Use	Use	Use	Use

1.	-	-	-	-
2.	S	S	S	S
3.	P	P	P	P
4.	P	P	P	P
5.	P	P	P	P
6.	-	-	-	-
a.	-	S	S	-
b.	-	P	P	-
c.	-	S	S	-
d.	-	S	S	-
e.	-	S	S	-
f.	S	1,2	1,2	-
g.	S	2	2	2
h.	S	7	7	7

10.	Battery and tire sales and service	S	2	P	P	P	S	2
11.	Bicycle sales rental or repair, not including motor-driven vehicles	S		P	P	P	S	
12.	Bikeprinting and photostating establishments	-		P	P	P	-	
13.	Book, stationery and school supply store	P		P	P	P	P	
14.	Bottling and distribution plants	-		-	-	S	-	
15.	Bowling alleys	-		P	P	P	-	
16.	Building material sales, as follows:							
	a. Without open storage	-		P	P	P	-	
	b. With open storage	-		-	-	P	-	
17.	Business machine sales and service	-		P	P	P	-	
18.	Camera and photographic supply stores	P		P	P	P	P	
19.	Candy and ice cream store	P		P	P	P	P	
20.	Carpet and rug stores	P		P	P	P	P	
21.	Carriage, express and parcel delivery	-	4	-	-	P	-	4
22.	Catering establishments	S		P	P	P	S	
23.	Cleaning and dyeing establishments:							
	a. Clothes pressing, only	P		P	P	P	P	
	b. Receiving only	P		P	P	P	P	
	c. Retail, including accessory processing	-		-	-	P	-	
	d. Retail, including accessory processing and pick-up and delivery service	-		-	-	P	-	
24.	Clothing and costume rental	P		P	P	P	P	
25.	Clothing stores	P		P	P	P	P	
26.	Coin and philatelic stores	P		P	P	P	P	
27.	Contractors offices and shops	-		-	-	P	-	
28.	Custom dressmaking	S	4	P	P	P	S	4

§ 1407.03

ZONING

§ 1407.03

005-#74

	B-1 District Special Condition Code No. Use (1407.04)	B-2 District Special Condition Code No. Use (1407.04)	C-1 District Special Condition Code No. Use (1407.04)	MU-1 District Special Condition Code No. Use (1407.04)
29. Dance and music studios	P	P	P	P
30. Daycare centers	S	S	S	S
31. Department store	P	P	P	P
32. Drive-in establishments	-	2	S	-
33. Drugstore	P	P	P	P
34. Dry goods store	P	P	P	P
35. Electrical and gas appliance stores:				
a. Sales, only	P	P	P	P
b. Sales and service	S	P	P	S
36. Electronic stores:				
a. Home and business computers; sales and repairs	P	P	P	P
b. Automobile audio equipment; sales, installation and repairs	S	S	S	S

	Use	Code No. (1407.04)	Use	Code No. (1407.04)	Use	Code No. (1407.04)	Use	Code No. (1407.04)
40. Exterminating shops	-		S		P		-	
41. Firearm and ammunition sales	-		-		-		-	
42. Flower shops	P		P		P		P	
43. Food stores	P		P		P		P	
44. Furniture stores, including accessory upholstering	P		P		P		P	
45. Furrier shops	P		P		P		P	
46. Garden supply stores	-		S		P		-	
47. Gift and souvenir stores	P		P		P		P	
48. Greenhouse, retail and wholesale	-		-		P		-	
49. Haberdashery stores	P		P		P		P	
50. Hardware stores	P		P		P		P	
51. Health clubs and gymnasiums	P		P		P		P	
52. Hobby shops	P		P		P		P	
53. Hospitals	-		-		S		-	
54. Hotels	-		S		S		-	
55. Household appliances, retail sales and accessory repair only	P		P		P		P	

§ 1407.03

ZONING

§ 1407.03

- 56. Importers and distributors
- 57. Interior decorating shops
- 58. Jewelry stores *Bay Side*
- 59. Job printing shops
- 60. Kennels
- 61. Laboratories, medical, dental, optical
- 62. Laundrettes
- 63. Laundries
- 64. Leather goods and luggage stores
- 65. Linen, towel and diaper services
- 66. Liquor stores, package
- 67. Loan offices
- 68. Locksmith shop
- 69. Machinery and equipment sales
- 70. Machine sheet metal and

	B-1 District Special Condition Code No. (1407.04)	Use	B-2 District Special Condition Code No. (1407.04)	Use	C-1 District Special Condition Code No. (1407.04)	Use	MU-1 District Special Condition Code No. (1407.04)
56.	-	S	2	P	-	-	
57.	P	P		P	P	P	
58.	P	P		P	P	P	
59.	-	S	1	P	-	-	
60.	S	S		S	-	-	
61.	-	S	4	P	S	S (dental labs only)	
62.	P	P		P	P	P	
63.	-	S	2	S	2	-	
64.	P	P		P	P	P	
65.	-	S	2	S	2	-	
66.	P	P		P	P	P	
67.	P	P		P	P	P	
68.	P	P		P	P	P	
69.	-	-		-	-	-	
70.	-	-		-	-	-	

	Use	Contribution Code No. (1407.04)	Use	Contribution Code No. (1407.04)	Use	Contribution Code No. (1407.04)	Use	Contribution Code No. (1407.04)
71. Mail order houses	-		S	2.1	P	-		
72. Manufacturing establishments, limited	-		-		S	6	-	
73. Meat markets	P		P		P		P	
74. Medical or dental clinics	S	4	P		P		S	4
75. Meeting halls	S	4	P		P		S	
76. Millinery shops	P		P		P		P	

586.2

Supp. #31, June 2003

§ 1407.03

ZONING

§ 1407.03

- 77. Mobile homes and trailer sales and rental
- 78. Model homes or garages, display & sales
- 79. Monument sales
- 80. Motels
- 81. Musical instrument, sales & repair
- 82. Music stores, phonographs, records
- 83. Newspaper offices, including printing
- 84. Newspaper Distribution Establishments
- 85. Newsstands
- 86. Notions shops
- 87. Offices, general or professional
- 88. Offices, general and professional with accessory testing
- 89. Office supply stores
- 90. Open sales lots, accessory
- 91. Open sales lots, principal
- 92. Optical sales, retail
- 93. Orthopedic and medical appliance sales
- 94. Paint and wallpaper stores
- 95. Parcel delivery stations
- 96. Parking lots and storage garages

	B-1 District	B-2 District	C-1 District	MU-1 District
	Special Condition Code No. (1407.04)	Special Condition Code No. (1407.04)	Special Condition Code No. (1407.04)	Special Condition Code No. (1407.04)
	Use	Use	Use	Use
77.	-	-	1	-
78.	-	-	-	-
79.	-	-	-	-
80.	-	-	-	-
81.	4	1	1	4
82.	P	P	P	P
83.	S	S	S	S
84.	P	P	P	P
85.	P	P	P	P
86.	P	P	P	P
87.	P	P	P	P
88.	-	-	-	-
89.	P	P	P	P
90.	-	1	1	-
91.	-	-	1	-
92.	P	P	P	P
93.	-	P	P	-
94.	P	P	P	P
95.	-	-	-	-
96.	-	2	2	-

102. Radio and television studios	S	4	P	P	2	4
103. Recording studios	S	4	P	P	2	4
104. Restaurants, not including drive-in	P	-	P	P	-	-
105. Restaurants, drive-in	S	-	S	S	-	-
106. Schools, commercial and trade	S	4	P	P	2	4
107. Shoe stores	P	-	P	P	-	-
108. Shooting ranges	-	-	-	-	-	-
109. Sporting goods stores	P	-	P	P	-	-
110. Tailor shops	P	-	P	P	-	-
111. Tanning salons	S	-	S	S	-	-
112. Taverns	P	-	P	P	-	-
113. Taxidermists	-	-	S	S	-	-
114. Television repairs	P	-	P	P	-	-
115. Temporary buildings for construction purposes, for a period not to exceed such construction	P	-	P	P	-	-
116. Theatres, indoor	-	2	P	P	-	-
117. Undertaking and Funeral Parlors	S	-	P	P	-	-
118. Variety stores	P	-	P	P	-	-
119. Vending machines	S	-	P	P	-	-
120. Wholesale, jobbing and warehousing	-	-	-	S	6	-
121. Wholesale sales, displays	-	-	P	P	-	-
B. Other Uses						
1. Uses similar to those specified as permitted or special uses in each of the business districts						
2. Churches, chapels, temples and synagogues	S	5	S	S	5	5
3. Hospitals	-	-	-	-	-	-

§ 1407.03

ZONING

§ 1407.03

	B-1 District		B-2 District		C-1 District		MU-1 District	
	Special Condition Code No.	Use	Special Condition Code No.	Use	Special Condition Code No.	Use	Special Condition Code No.	Use
Use	(1407.04)	Use	(1407.04)	Use	(1407.04)	Use	(1407.04)	Use

- 4. Nursing homes
- 5. Pliantropic and eleemosynary institutions *Charities*
- 6. Residential uses as follows:
 - a. Single-family detached
 - b. Townhouses
 - c. Two-family detached
 - d. Three-family detached
 - e. Multiple-family
 - f. Multiple-family with front/corner side yard less than 30 feet
 - g. Multi-family above first floor commercial
 - h. Planned developments

-	P	P	-	P	-	-	-	-
S	P	P	P	P	S	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
S	S	-	-	-	P	-	-	-
S	S	S	S	S	S	S	S	S

	Condition Code No. (1407.04)	Use	Condition Code No. (1407.04)	Use	Condition Code No. (1407.04)	Use	Condition Code No. (1407.04)	Use
8. Accessory uses to the above uses, including, but not limited to: Off street parking and loading Signs as regulated in section 1409 of this appendix and as follows:	P		P		P		P	
a. Identification signs in accordance with the use of the lot	P		P		P		P	
b. Special signs and devices	P		P		P		P	
c. On site advertising signs	P		P		P		P	
d. Off site advertising signs	S		S		S		S	
9. Parking, off street - public or private as an accessory use - when on a lot contiguous to a lot in a nonresidential district.							S	1