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January 20, 2014
Via Electronic Mail

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IN REPLY REFER TO FILE NO.

EP-1

Mr. Kevin VanZant
1700 S. Broadway Street, Building E
Moore, Oklahoma 73160
kvanzant@firstam.com

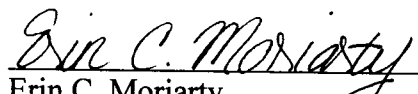
Re: *Freedom of Information Act Request*

Dear Mr. VanZant:

The Village of Elmwood Park is in receipt of your January 15, 2014 Illinois Freedom of Information Act (5 ILCS 140/1 *et seq.*) ("FOIA") request for information related to 7360 W. Grand Avenue.

Enclosed are records responsive to your FOIA request. Should you require additional records, please submit another FOIA request. Thank you for your inquiry.

Sincerely,


Erin C. Moriarty
One of the attorneys for
the Village of Elmwood Park

Enclosures

PLEASE COPY ON LETTERHEAD

Commercial Due Diligence Services
1700 S. Broadway, Building E
Moore, OK 73160

**Subject Property: 7360 W. Grand AVE (bank with drive thru)
Elmwood Park, IL**

To Whom It May Concern:

In response to your request for information regarding the above-referenced property, we have researched our files and present the following:

1. The current zoning classification for the subject property is B-2.

2. According to the zoning ordinances and regulations of this district, the use of the subject property is a:

Current Use _____

- Permitted Use by Right
- Permitted Use by Special/Specific Use Permit (see comments, or attached approval documentation)
- Permitted Use by Conditional Use Permit (see comments, or attached approval documentation)
- Legal Non-Conforming Use (use was existing prior to the adoption of the zoning ordinance/code)
- Non-Permitted Use

3. Adjacent property zoning designation:

North:	<u>B-2</u>
South:	<u>B-2</u>
East:	<u>B-2</u>
West:	<u>B-2</u>

4. Conformance: Per current zoning ordinances and regulations applicable to the subject property, the current structure(s) is:

- Legal Conforming (complies with, or is otherwise exempt from, applicable zoning regulations, including parking)
- Legal Non-Conforming (does not meet the current zoning requirements due to amendments, re-zoning, variance granted or other changes. See comments)
- Grandfathered (developed prior to the adoption of the zoning code/ordinance)
- Non-Conforming (see comments)

Comment: _____

5. Have any variances, special permits/exceptions, ordinances or conditions been granted/approved for the subject property:

- No, There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the Subject property.
- Yes, The following apply to the subject property: _____ Variance
(Documentation/copies attached) Special Permit/Exception
_____ Ordinance
_____ Conditions

Comment: None available

6. Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:

- May be rebuilt in its current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable).
- May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations or requirements. Please see section _____ of the current zoning code/ordinance for details.

7. Code Violations Information:

- There do NOT appear to be any outstanding/open zoning or building code violations that apply to the subject property.
- The following outstanding/open _____ zoning / _____ building code violations apply to the subject property:

Comment: _____

Further comments regarding the subject property:

This information was researched on 1-15-14, 2014, by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

ZONING AUTHORITY:

By: Robert Bormann

Municipality: Village of Elmwood Pk

Title: Director of Code Administration

Department: Code Administration

Printed Name: Robert Bormann

Phone: 708-452-3920