



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

Ms. Agnes Pogorzelski
Pogorzelski.law@gmail.com

August 16, 2019

RE: Freedom of Information Act Request

Dear Mr. Kowalkowski,

The Village of Elmwood Park is in receipt of your August 15th Freedom of Information Act request (5 ILCS 140/1 et seq.) ("FOIA") for the following records:

"Please advise of any liens, violations, outstanding bills/dues related to 2646 N. 73rd Ave, Elmwood Park, IL 60707"

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 2nd 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

Utility Billing

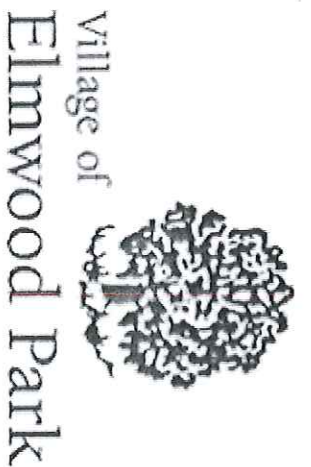
Account History Report

User: cquaranta
 Printed: 08/15/2019 - 2:47PM

Account Status: ACTIVE
 Connect Date: 01/14/1986
 Customer Name: Final Date:

Care Of:
 Customer Address: 2646 73RD AVE
 ELMWOOD PARK, IL 60707

Total Account Balance: 870.84
 Total Deposits: 0.00
 Total Refunds: 0.00
 Owner Name: 2646 73RD AVE
 Service Address:



Home Phone:
 Business Phone:
 Account Number: 005791-000
 Reference Number: 0200148700

Tran Date	Tran Type	Description	Amount	WATER	REFUSE	PENALTY	MISC	SPRINKLE	MTU	N/A	N/A
07/19/2019	Adjustment	Past Due	39.27	0.00	0.00	39.27	0.00	0.00	0.00	0.00	0.00
06/21/2019	Balance		831.57	420.08	294.00	117.49	0.00	0.00	0.00	0.00	0.00
06/21/2019	Billing		102.30	60.30	42.00	0.00	0.00	0.00	0.00	0.00	0.00
05/23/2019	Adjustment	Past Due	33.65	0.00	0.00	33.65	0.00	0.00	0.00	0.00	0.00
04/24/2019	Balance		695.62	359.78	252.00	83.84	0.00	0.00	0.00	0.00	0.00
04/24/2019	Billing		102.30	60.30	42.00	0.00	0.00	0.00	0.00	0.00	0.00
04/08/2019	Adjustment	Past Due	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
03/20/2019	Adjustment	Past Due	28.02	0.00	0.00	28.02	0.00	0.00	0.00	0.00	0.00
02/21/2019	Balance		565.30	299.48	210.00	55.82	0.00	0.00	0.00	0.00	0.00
02/21/2019	Billing		102.30	60.30	42.00	0.00	0.00	0.00	0.00	0.00	0.00
02/07/2019	Adjustment	Past Due	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01/23/2019	Adjustment	Past Due	22.39	0.00	0.00	22.39	0.00	0.00	0.00	0.00	0.00
12/21/2018	Balance		440.61	239.18	168.00	33.43	0.00	0.00	0.00	0.00	0.00
12/21/2018	Billing		102.30	60.30	42.00	0.00	0.00	0.00	0.00	0.00	0.00
11/20/2018	Adjustment	Past Due	16.77	0.00	0.00	16.77	0.00	0.00	0.00	0.00	0.00
Current Balance By Service			420.08	294.00	156.76	0.00	0.00	0.00	0.00	0.00	0.00

Account Number: 005791-000

Reference Number: 0200148700

Tran Date	Tran Type	Description	Amount	WATER	REFUSE	PENALTY	MISC	SPRINKLE	MTU	N/A	N/A
10/23/2018	Balance		321.54	178.88	126.00	16.66	0.00	0.00	0.00		
10/23/2018	Billing		102.30	60.30	42.00	0.00	0.00	0.00	0.00		
10/02/2018	Adjustment	Past Due	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
09/19/2018	Adjustment	Past Due	11.14	0.00	0.00	11.14	0.00	0.00	0.00		
08/21/2018	Billing		102.30	60.30	42.00	0.00	0.00	0.00	0.00		
08/21/2018	Balance		208.10	118.58	84.00	5.52	0.00	0.00	0.00		
07/20/2018	Adjustment	Past Due	5.52	0.00	0.00	5.52	0.00	0.00	0.00		
06/21/2018	Balance		100.28	58.28	42.00	0.00	0.00	0.00	0.00		
06/21/2018	Billing		100.28	58.28	42.00	0.00	0.00	0.00	0.00		
06/18/2018	Payment		-271.50	-166.03	-84.00	-21.47	0.00	0.00	0.00		
06/06/2018	Adjustment	Past Due	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
05/22/2018	Adjustment	Past Due	13.75	0.00	0.00	13.75	0.00	0.00	0.00		
04/23/2018	Balance		257.75	166.03	84.00	7.72	0.00	0.00	0.00		
04/23/2018	Billing		109.73	67.73	42.00	0.00	0.00	0.00	0.00		
03/20/2018	Adjustment	Past Due	7.72	0.00	0.00	7.72	0.00	0.00	0.00		
02/21/2018	Balance		140.30	98.30	42.00	0.00	0.00	0.00	0.00		
02/21/2018	Billing		140.30	98.30	42.00	0.00	0.00	0.00	0.00		
02/16/2018	Payment		-124.65	-76.15	-42.00	-6.50	0.00	0.00	0.00		
01/23/2018	Adjustment	Past Due	6.50	0.00	0.00	6.50	0.00	0.00	0.00		
12/20/2017	Balance		118.15	76.15	42.00	0.00	0.00	0.00	0.00		
12/20/2017	Billing		118.15	76.15	42.00	0.00	0.00	0.00	0.00		
12/03/2017	Payment		-105.80	-58.28	-42.00	-5.52	0.00	0.00	0.00		
11/21/2017	Adjustment	Past Due	5.52	0.00	0.00	5.52	0.00	0.00	0.00		
10/20/2017	Balance		100.28	58.28	42.00	0.00	0.00	0.00	0.00		
10/20/2017	Billing		100.28	58.28	42.00	0.00	0.00	0.00	0.00		
09/23/2017	Payment		-105.80	-58.28	-42.00	-5.52	0.00	0.00	0.00		
09/21/2017	Adjustment	Past Due	5.52	0.00	0.00	5.52	0.00	0.00	0.00		
08/22/2017	Balance		100.28	58.28	42.00	0.00	0.00	0.00	0.00		
08/22/2017	Billing		100.28	58.28	42.00	0.00	0.00	0.00	0.00		



INVOICE

Village of
Elmwood Park

**Village of Elmwood Park
Water Department**

The Village with Pride

DATE: AUGUST 15, 2019

11 Conti Parkway, Elmwood Park, IL 60707
Phone 708-452-3908 Fax 708-452-3957

TO 2646 73RD AVE
ELMWOOD PARK, IL 60707

Phone :

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	WATER TURN ON FEE	A fee of \$100.00 was assessed to the property at 2646 73 RD AVENUE, Elmwood Park to turn water back on at this property.	\$100.00	\$100.00
			TOTAL	\$100.00

Please remit payment to The Village of Elmwood Park.



Village of
Elmwood Park

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

Pre-Sale Listing Inspection
Narrative Report

DATE: 02/19/19

OWNER(S) NAME: [REDACTED]

Phone: [REDACTED]

ADDRESS: 2646 N 73rd Ave

ZONING DIST: R-2

Number of Units: 1-SFH

Agent: Sean McDonald (Berkshire Hathaway) **Phone:** 708-692-9654 **Fax:** 312-893-2509

Email: SMcdonald@KoenigRubloff.com

Comments: Sellers agent has reported that above mentioned **SINGLE Family Home** 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.

Seller has the option to correct any other found deficiencies prior to closing, pursuant to proper permitting, where applicable, and final re-inspection of noted deficiencies.

Thereafter all work to be completed via signed affidavit agreement between the Village of Elmwood Park and the Buyer. The Dwelling has per code (Village Ordinance 1404.14), an illegal 2nd floor apartment which must be de-converted

- All work must be permitted and performed by qualified, competent, and licensed contractor(s)
- Contractor(s) **MUST** be registered with the Village of Elmwood Park, Show proof of insurance and show signed contractual agreement with the new property owner.

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 in Basement 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 & Protective Guardrails:

- Every interior and exterior flight of stairs having more than three (3) risers shall have a continuous **graspable** handrail on one (1) side. **which returns to the wall**. 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.
- Every open portion of a stair, landing, balcony, porch, deck, ramp, or other walking surface which is more than 30 inches above the floor or grade below, shall have guards Or (balusters) no more than four (4) inches apart.
- Guards shall not be less than 30 inches high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.
- Every handrail and/or Protective guardrail shall be firmly fastened and capable of supporting normally imposed loads; said rails shall be maintained in good condition

Hallways and Means of Egress:

- A safe continuous and unobstructed path of travel shall be provided from any point in a building to the public way.

Scrape & Paint Exterior:

- All exposed surfaces of metal, masonry 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.

Exterior Gates and fences:

- All exterior fences, Gates, Gate assemblies and hardware shall be maintained weather resistant and in good working condition Latches at all entrances shall tightly secure the gates.
- All surfaces with existing rust and/or corrosion shall be stabilized and coated to inhibit future deterioration.

Accessory Structure:

- All accessory structures, including detached garages, Fences and walls, shall be shall be protected from the elements, decay, or rust by periodic applications of weather-coating materials, such as paint or other similar surface treatments.
- Maintained structurally sound and in good repair.
- All outlets, switches and lights in a garage shall be GFCI protected.
- Each exterior service door shall have at least 1 working Light fixture.

Sump Pump:

- Properly sized and tight fitting pit cover required.

Electrical:

- Any electrical outlet located within 6 feet of a water source shall have GFCI protection
- All kitchen counter receptacles shall have tamper-proof GFCI protection.
- All Bathrooms shall contain at least one (1). tamper-proof GFCI receptacle
- Laundry area shall contain at least one (1) tamper-proof GFCI receptacle.
- Electrical Service and Electrical Panel to be upgraded (1 meter 1 panel).
- Electrical panel service area shall be unobstructed in all directions with a minimum of 36" clearances easily accessible and free of clutter. (move washing machine)
- Visible exterior ground rod required. Ground rod to be driven so that entire 8' is in contact with the earth (flush or below).All hardware and connectors must be approved for direct burial.
- Tamper-proof grounded outlets required where ever absent
- Remove any visibly exposed BX in dwelling and accessory structures.

Hot Water Tank:

- Water Heating Facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required fixture at a temperature of not less than 110 degrees F.

IPMC 504.1 Plumbing Systems and Fixtures:

- Plumbing fixtures shall be properly installed and maintained in working order and capable of performing the function for which such plumbing fixture are designed.
- Properly cap any un-used gas lines (2nd flr kitchen,, photo pg.# 8)

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

Jerry Alport,

Code Enforcement Officer

Village of Elmwood Park

Code Administration Department

Issue Number: 26122
Citation Number:
Issue Date: 4/2/2018
Issue Type: Illegal Unit/Apt
Issue Status: In Progress



Issue Description:
 2646 73rd Ave
Source Cust Number: 000000

Source Name:
Source Description:

Target Cust Number: 005791 **Target Lot No:** 005791
Target Name: **Target Lot Address:** 2646 73RD AVE
Target Business Phone:
Target Home Phone: **Target Lot City, State:** ELMWOOD PARK, IL 60707

Target Description:

Ordinance:

Tenant on top flr has mold in her bthrm, a hole in the kitchen ceiling, also water comes out of faucets w/rust. Landlord does not live at prpty, tenant has tried to spk to the landlord a couple times, prpty is not licensed as a rental.oj

Notes:

4/27/18:No seperate heat, no handrails rear stairs, CV t/b issued./Jerry oj

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:** 5/10/2018 **Action Description:**
Scheduled Time: 12:00 AM **Completed Time:** 3:00:00PM **Action Status:**
Description:
 Ck for Illegal Unit
Notes:

Issue Number: 9068
Citation Number:
Issue Date: 12/28/2011
Issue Type: Information Only
Issue Status: Complete



Village of
Elmwood Park

Issue Description:
 2646 N. 73rd Av.
Source Cust Number: 000000
Source Name:
Source Description:

Target Cust Number: 005791 **Target Lot No:** 005791
Target Name: **Target Lot Address:** 2646 73RD AVE
Target Business Phone:
Target Home Phone: **Target Lot City, State:** ELMWOOD PARK, IL 60707
Target Description:

Ordinance:

Notes:

Someone placed a broken TV in the alley behind her prprty, since the garbage companies don't p/u tv's any longer, what is she suppose to do about getting rid of it? Someone has placed their garbage behind her hse in the past...dm

Resolution Type: Completed

Resolution Notes:

12/28/11: Done/Sam. dm

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: 12/29/2011 Action Description:

Scheduled Time: 12:00 AM Completed Time: 9:00:00AM Action Status:

Description:

No Steps to be taken, Information Only

Notes: