

Subj: Gene Plaza vs. Michale and Jessica Stoja  
Date: 9/13/2015 11:52:27 A.M. Central Daylight Time  
From:  
To:

I am writing regarding a complaint I have with my next-door neighbors, Michael and Jessica Stoja, who reside at 1700 Potter Rd., Park Ridge, IL. They built an 11' 9" shed on their property without a permit. The roof of their shed comes in contact with my electrical service wires.

In May, 2015, a Com Ed engineer came to inspect the location of the proposed shed at the request of Mr. Stoja. Mr. Stoja was not at home and the engineer spoke to me instead. He stated that, in his opinion, any shed would have to comply with Park Ridge building codes regarding structures and electrical wires.

On or about July 10, 2015, construction of the shed began without a permit. During the month of July, 2015, I went to Park Ridge City Hall on three separate occasions and complained to Aleicia Pratt, Administrative Assistant in the Community Preservation and Development Department, that the shed was being built without a permit.

On or about July 24, 2015, my wife, Chris Plaza, took pictures of the shed as it was being built. Mr. Stoja applied for a building permit on July 24, 2015. On August 7, 2015, he received Building Permit B15-1655.

On August 21, 2015, Mr. Martin Willis, Building Inspector for the City of Park Ridge, called me at 4 p.m. and state that he would arrive at my home on Monday, August 24, 2015, at 7:30 a.m. to inspect Mr. Stoja's shed. He failed to appear. I called him at 9 a.m. and 3 p.m. on August 24th and he did not return my calls. I then called Mr. Willis three times on each of August 25th, 26th and 27th. Still no return phone call.

On August 28, 2015, Mr. John ~~Stofani~~ <sup>SCLAFANI</sup>, Building Inspector for the City of Park Ridge, called at Noon and stated that he would be at my home in a half hour. He took several pictures of the shed and, in his opinion, he said that the shed would have to be flagged by the City of Park Ridge. Mr. ~~Stofani~~ <sup>SCLAFANI</sup> also suggested that we take more pictures of the shed. In his words, "more pictures, the better".

On September 1, 2015, Chris and I took pictures of the shed. At 7:30 p.m. on the same day, Park Ridge Officer Moravet arrived at my home and stated that Jessica Stoja called and complained that I was taking pictures of her son's bedroom window. We relayed to Officer Moravet what Mr. ~~Stofani~~ <sup>SCLAFANI</sup> had instructed us to do. Officer Moravet reviewed the pictures of the shed taken on my wife's iphone. There were no pictures of the Stoja's home.

On September 4, 2015, Com Ed raised the electrical wires about one foot above the shed. I believe the Park Ridge city code requires that electrical wires be 3" 4" above any structure.

OFFICIAL FILE

COM DCKET NO 16-0136  
Complaint # EXHIBIT NO. 1

WITNESS

Date 9/27/16 REP/UTG/ Jcc

Sunday, September 13, 2015



RECEIVED  
JUL 20 2015

# Permit Application

City of Park Ridge

Community Preservation and Development Department . 505 Butler Place . Park Ridge, IL . 60068  
Phone: (847) 318-5291 . Fax: (847) 318-6411 . Web Site: www.parkridge.us

OFFICE USE ONLY

B15-11055

Permit Number

Date Issued

Address of Project: 1700 potter rd

Cost of Project: \$ 2000 J.U.L.I.E. # \_\_\_\_\_

Description of Project: Replace existing steel plate on existing slab.

Details/Dimension: 11ft, 2in x 10ft, 4in Square footage of area: 115 SQFT

Property Owner: Michael Stojan  
Address: 1700 potter rd  
City / State / Zip: Park Ridge IL  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Cell: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

Applicant Name: (If different than Property Owner)  
Address: 1700 potter rd  
City/State/Zip: park ridge IL  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Cell: 312-622-8373  
E-Mail Address: \_\_\_\_\_

Please complete Contractor List on back of this form for all work being done.

## Agreements (Check only if applicable)

- Submit a Foundation Acknowledgement and Waiver** if any foundation is proposed. (Municipal Code Chapter 15-1-14)
- Construction in the Right of Way** I understand that Public Works will not restore nor replace brick pavers, lawn sprinklers, etc. if and when work is performed in the City parkway. Should my construction damage any City property the applicant is responsible to repair in a timely manner. My construction shall maintain a clean and safe construction site throughout the construction phase including all City property. (Municipal Code Chapter 9)
- Demolition Notification** That I am the applicant for the demolition permit at the below address, which requires the posting of a sign on the subject property listed above. I hereby affirm that the sign required to be posted was erected on the subject property and maintained for not less than fifteen (15) consecutive days before the permit may be issued. I also affirm that the sign was posted at a prominent location on the subject property so that it was visible to passing pedestrians and motorists. (Municipal Code Chapter 15-1-8)
- Homeowner(s) Acting as their Own Contractors** may not sell the property within six (6) months after the approved final inspections. I understand anyone other than myself must be licensed by The City and shall be submitted in writing for approval. (Municipal Code Chapter 12-1-8)
- The Permittee and Professional** certifying the plans submitted to the City of Park Ridge shall be solely responsible for and shall defend, indemnify and hold the City of Park Ridge and its elected and appointed officials and officers, employees, agents and representatives harmless from and against any and all injuries, claims, demands, judgments, damages, losses and expenses, including reasonable attorney's fees and costs of suit or defense arising out of or resulting from or alleged to arise out of the issuance of this permit, including but not limited to personal injury, death, property damage. Without limiting the generality of the preceding sentence, the provisions of this paragraph shall extend to indemnify and hold harmless the City of Park Ridge and its elected and appointed officials and officers, employees, agents and representatives in connection with the termination or revocation of this permit.
- The Applicant** hereby certifies to the correctness of this form and all construction documents submitted. The applicant understands it is their responsibility to construct in compliance with all municipal, county, state, and federal regulations. The applicant hereby accepts full responsibility of the proposed construction.

Date: 7/29/15

Applicant: [Signature]



# RECEIPT OF PAYMENT

REPRINT NUMBER:

RECEIPT NUMBER: R15001321

PERMIT NUMBER: B1501655 TYPE: replace existing shed on existing slab.

SITE ADDRESS: 1700 POTTER RD PARK

PARCEL: 09-22-122-015-0000

BUILDING PERMIT FEE: \$44.00  
 SUPPLEMENTAL FEES: \$0.00  
 ADDITIONAL FEES: \$0.00

TRANSACTION DATE: 08-07-2015

GRAND TOTAL FEES: \$44.00

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Cash		44.00

ACCOUNT ITEM LIST:

Item#	Description	Account Code	Tot Fee	Paid	Prv. Pmts	Cur. Pmts
100	PLAN -RE-REVIEW	0	24.00	24.00	.00	24.00
500	CP & D FEE	0	20.00	20.00	.00	20.00

BUILDING PERMIT FEE DETAIL

SUPPLEMENTAL FEE DETAIL

HVAC	HVAC Ductwork	\$0.00
	Plumbing	\$0.00
	Electrical	\$0.00
	A/C	\$0.00
	Heating	\$0.00
	Miscellaneous	\$0.00
	Building	\$24.00
	Cert. of Occ.	\$0.00
	Driveway & Pking Lot	\$0.00
	Grading	\$0.00
SIGN FEE	Gas Fired Unit	\$0.00
	Fence	\$0.00
	Illum sign	\$0.00
	Non-Illum sign	\$0.00
ZONING	Temp sign	\$0.00
	Demo sign & Fee	\$0.00
	Zoning Cert.	\$20.00
PLAN REVIEW	Engineering	\$0.00
	Building	\$0.00
	Forestry	\$0.00

Hyd Met Dep (WDEP)	\$0.00
Water Met Fee (WMTR)	\$0.00
Comp Met Fee (WMTR)	\$0.00
Adv water Fee (WMTR)	\$0.00
Pk Tree/New (EBTREE)	\$0.00
Pk Tree/Add (ETR)	\$0.00
Prv Prop Tree (EDEP)	\$0.00
Tree Bank (ETBANK)	\$0.00
Misc Tree Fee (TP)	\$0.00
Drainage (EDEP)	\$0.00
Tree Health Care(THC)	\$0.00
Total Suppl Fees	\$0.00

ADDITIONAL FEES \$0.00

~~Total Bldg Perm Fees \$44.00~~      ~~Grand Total Fees \$44.00~~

ISSUED BY: PERMITS

Time: 02:13 PM

DATE: 08/07/2015

**CITY OF PARK RIDGE**  
**COMMUNITY PRESERVATION AND DEVELOPMENT**  
**COMPLAINT FORM**

F

HEALTH \_\_\_\_\_ PROPERTY MAINTENANCE \_\_\_\_\_ BUILDING \_\_\_\_\_ ZONING \_\_\_\_\_ PW \_\_\_\_\_ FD \_\_\_\_\_

LOCATION: 1700 N. POTTER, Park Ridge FILE # \_\_\_\_\_

OWNER'S NAME: Mike and Jessica Stoja DATE OF RECEIPT: 8/27/15

B1501655 RECEIVED BY: John Sciafani

PHONE NUMBER (S): \_\_\_\_\_

ANOTHER ADDRESS: (if other than location) \_\_\_\_\_

COMPLAINT: Complaint filed by Eugene Plaza, 2701 Mayfield Drive, Park Ridge

COMPLAINANT INFORMATION: Next door neighbor (Eugene)

**DATE INSPECTED:**

**INVESTIGATIVE REPORT:**

8/27/15 Approximately 12:40pm on 8/27/15, John Sciafani met with neighbor Eugene Plaza, at 2701 Mayfield Drive, Park Ridge.

Eugene's overhead Comed service crosses over the backyard of 1700 N. POTTER. 1700 N. POTTER has a permit for new shed. New shed is built and roof of new shed is touching Comed power lines as well as other cable which appears to be phone/cable/internet COXX.

John told Eugene this was a fire hazard and called Larry Stank of Comed to come and do a safety inspection. A letter email with pictures was emailed to Comed and Dale (Building Admin) City of Park Ridge for further review.

Please see attached pictures and email.

Engebretson, Dale

From: Sciafani, John  
Sent: Thursday, August 27, 2015 1:34 PM  
To: Engebretson, Dale  
Cc: Dulkoski, Adrienne; Pratt, Aleicia; 'Shank, Larry D:(ComEd)'; 'Williams, Celeste:(ComEd)'  
Subject: B1501655 - 1700 N. <sup>POTTER</sup>Prospect - neighbor's electrical service lines touching the new shed  
Attachments: 20150827\_123113.jpg; 20150827\_123008.jpg; 20150827\_122803.jpg

Hi Dale,

Aleicia asked me to take a look at the above permit. Apparently, the neighbor to the north of this home, Eugene Plaza, has been complaining. The 1700 N. Prospect home built a shed without a permit, Eugene filed a complaint and the homeowner pulled a permit with the City on 7/27/2015.

According to permits plus, the homeowner has an issued permit but no inspections have been done to date

I went out there this afternoon. Please see attached pics. The Comed lines that service Eugene's house at 2701 Mayfield Dr., Park Ridge are now sitting on the top of the shed. This is a fire hazard. I called Larry Shank of Comed and Larry said he will go out there today. I am also copying Celeste and Larry on this email.

Attached are the pics from today and I will submit a (complaint) field report to you by the end of today so we can discuss.

Regards,

John Sciafani  
City of Park Ridge  
505 Butler Place  
Park Ridge, IL 60068  
Office: 847.318.5291  
Fax: 847.318.6411  
[jsciafan@parkridge.us](mailto:jsciafan@parkridge.us)

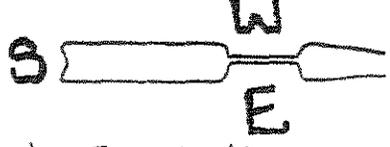
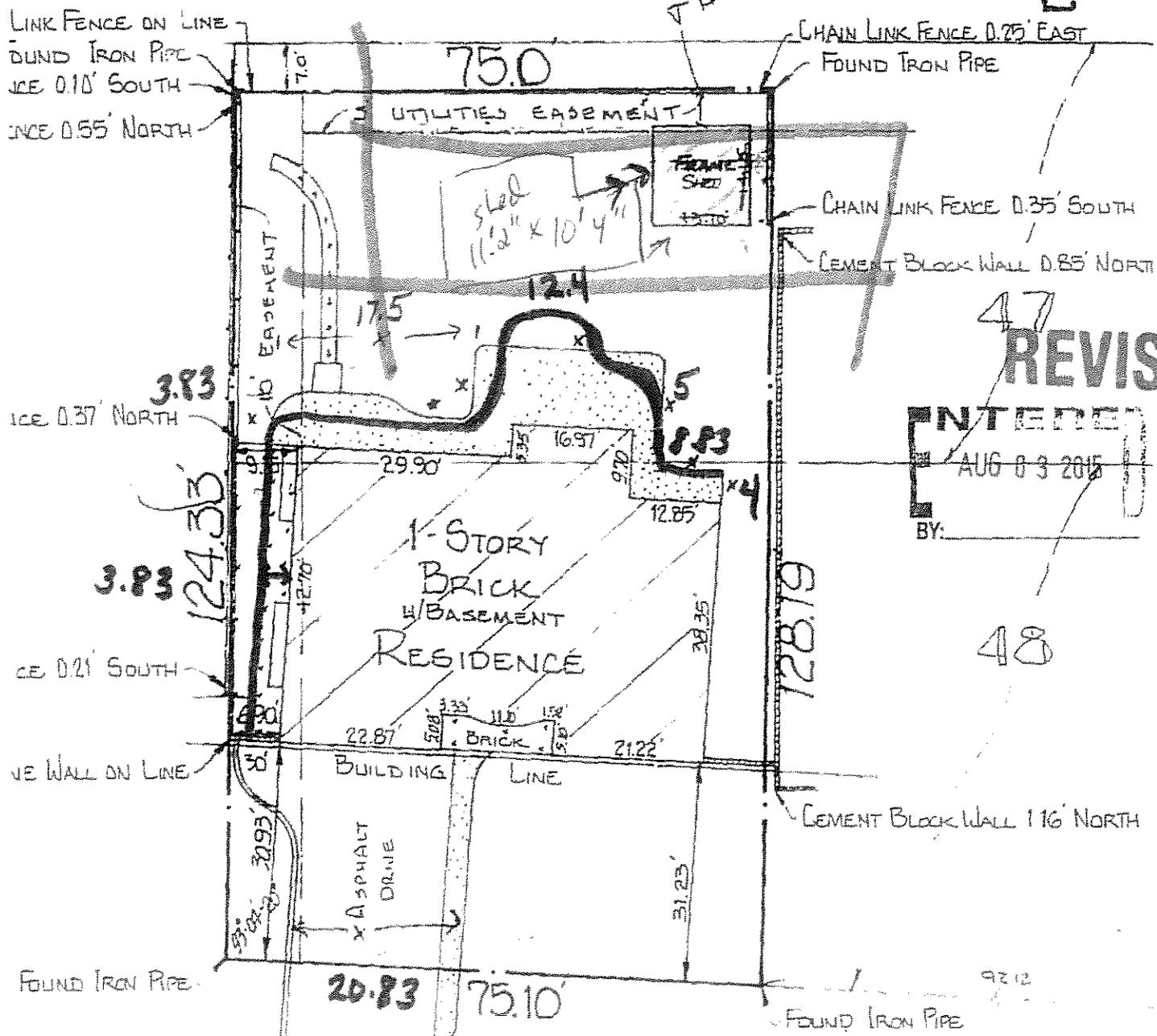
If you need to schedule an inspection, please call (847)318-5291.

City of Park Ridge Municipal Codes can be found here:  
<http://www.parkridge.us/assets/1/1/Documents/art15.pdf>

City of Park Ridge Building Permit information can be found here:  
[http://www.parkridge.us/hvng\\_in\\_park\\_ridge\\_building\\_permits.aspx](http://www.parkridge.us/hvng_in_park_ridge_building_permits.aspx)



Eugene Plaza  
2701 Mayfield Dr  
Park Ridge IL 60068-1111



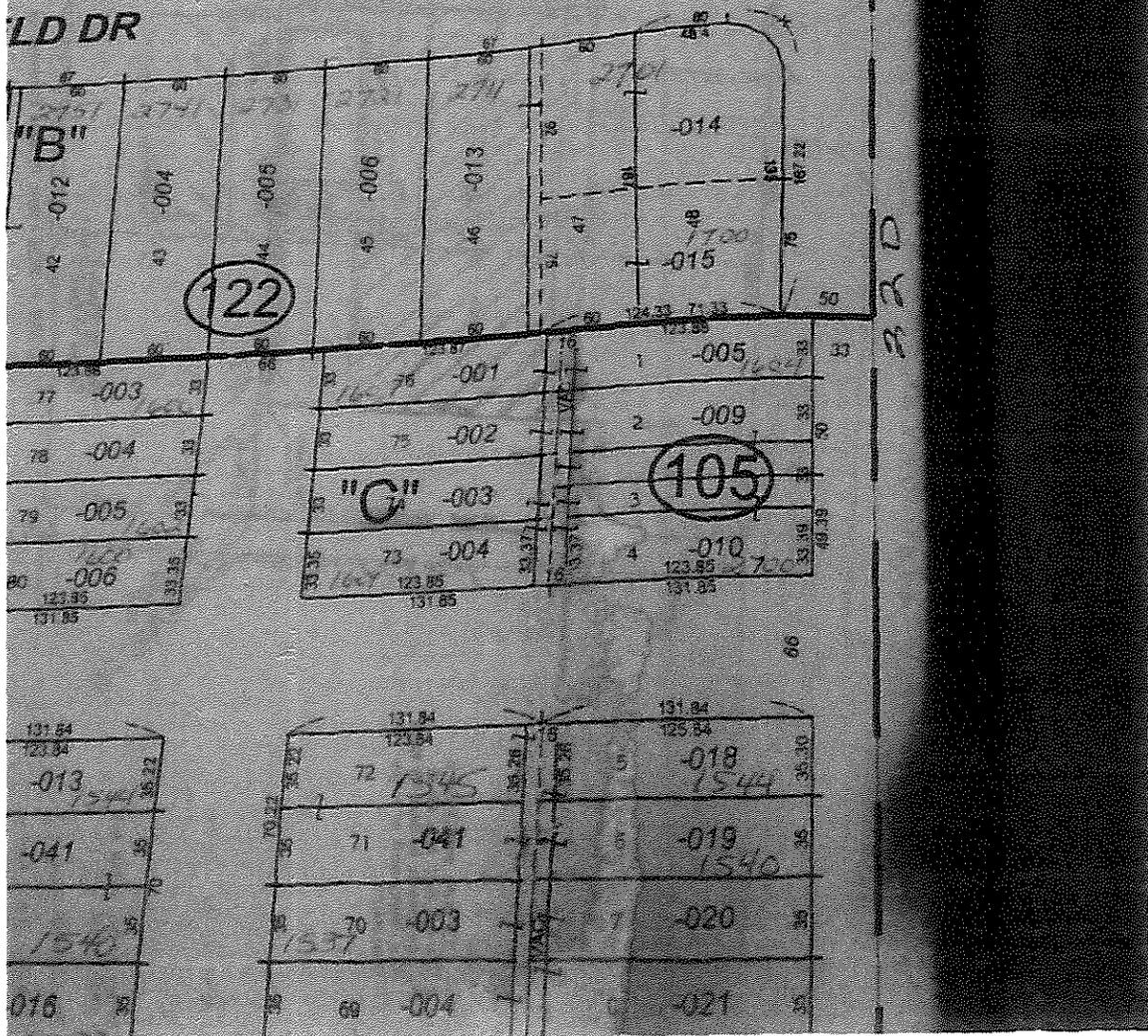
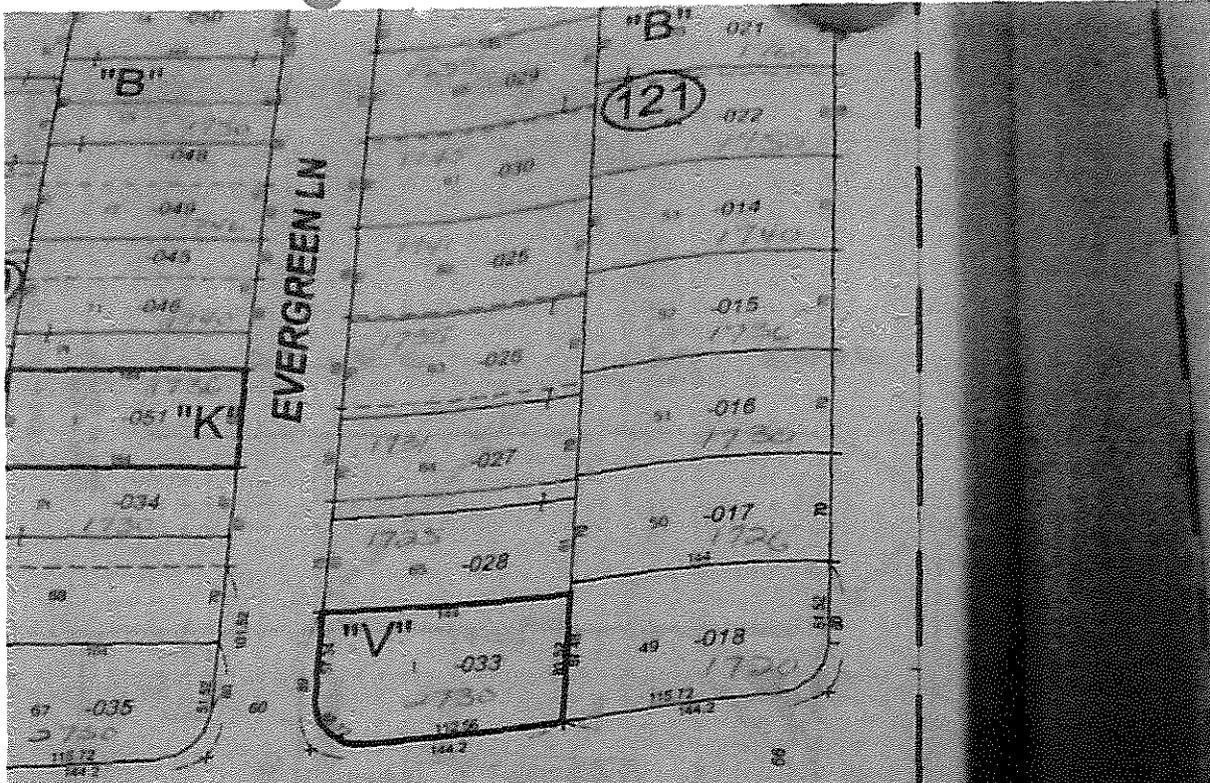
**REVISE**

ENTERED  
AUG 03 2015  
BY:

# POTTER ROAD

Note:  
Homeowner to contact  
comer and get written  
approval to put shed in  
comer easement  
8/16/15  
A.S.

This Professional Service Conforms  
To the current Illinois minimum Standard  
For a Boundary Survey

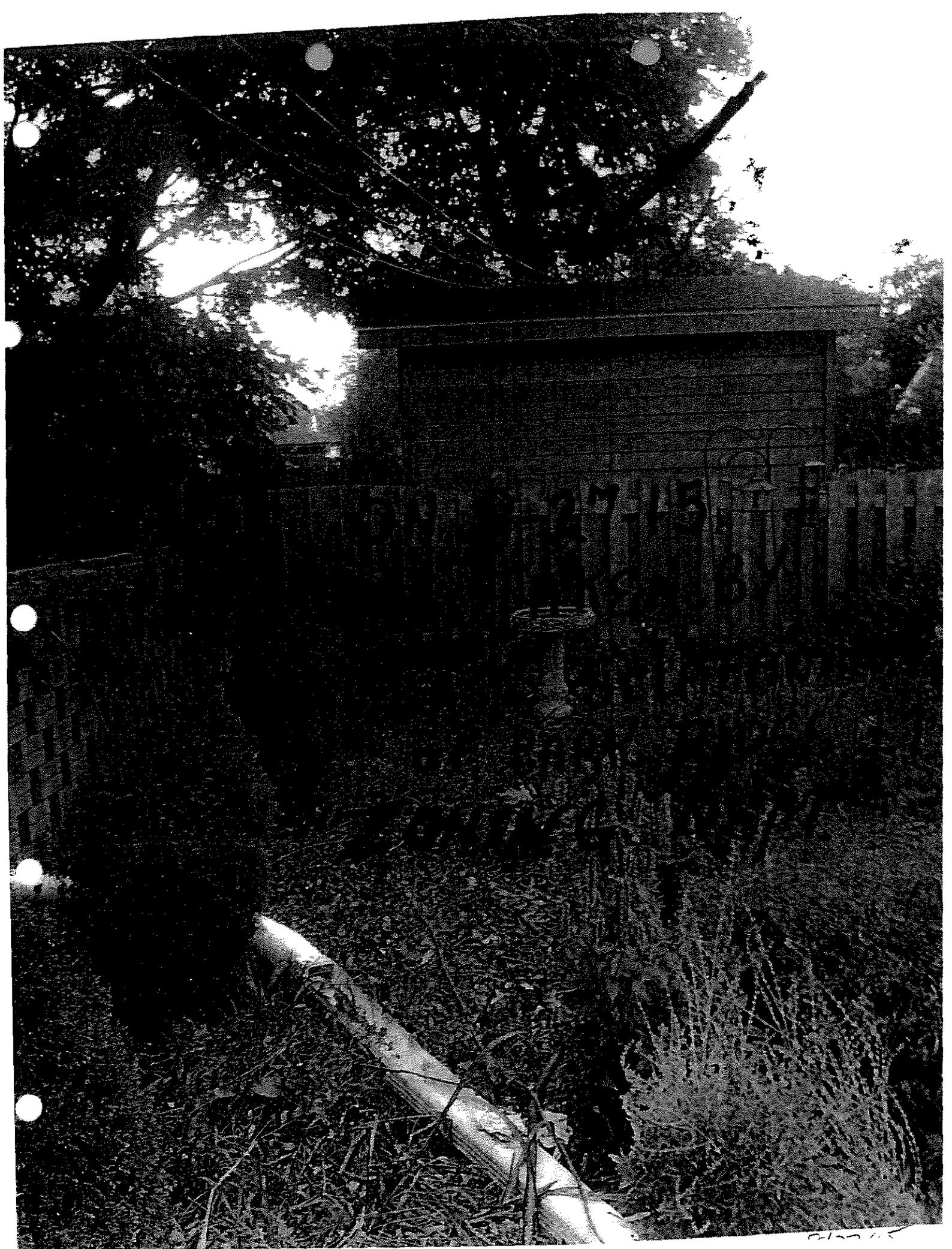


CAM-ED  
WIRES HANGING  
ON NEW STRUCTURE

ON OR ABOUT

AUG. 07 2015





815715

PHOTO TAKEN  
AUG. 28 2011  
JOHN SELBY  
RIDGE ZONING

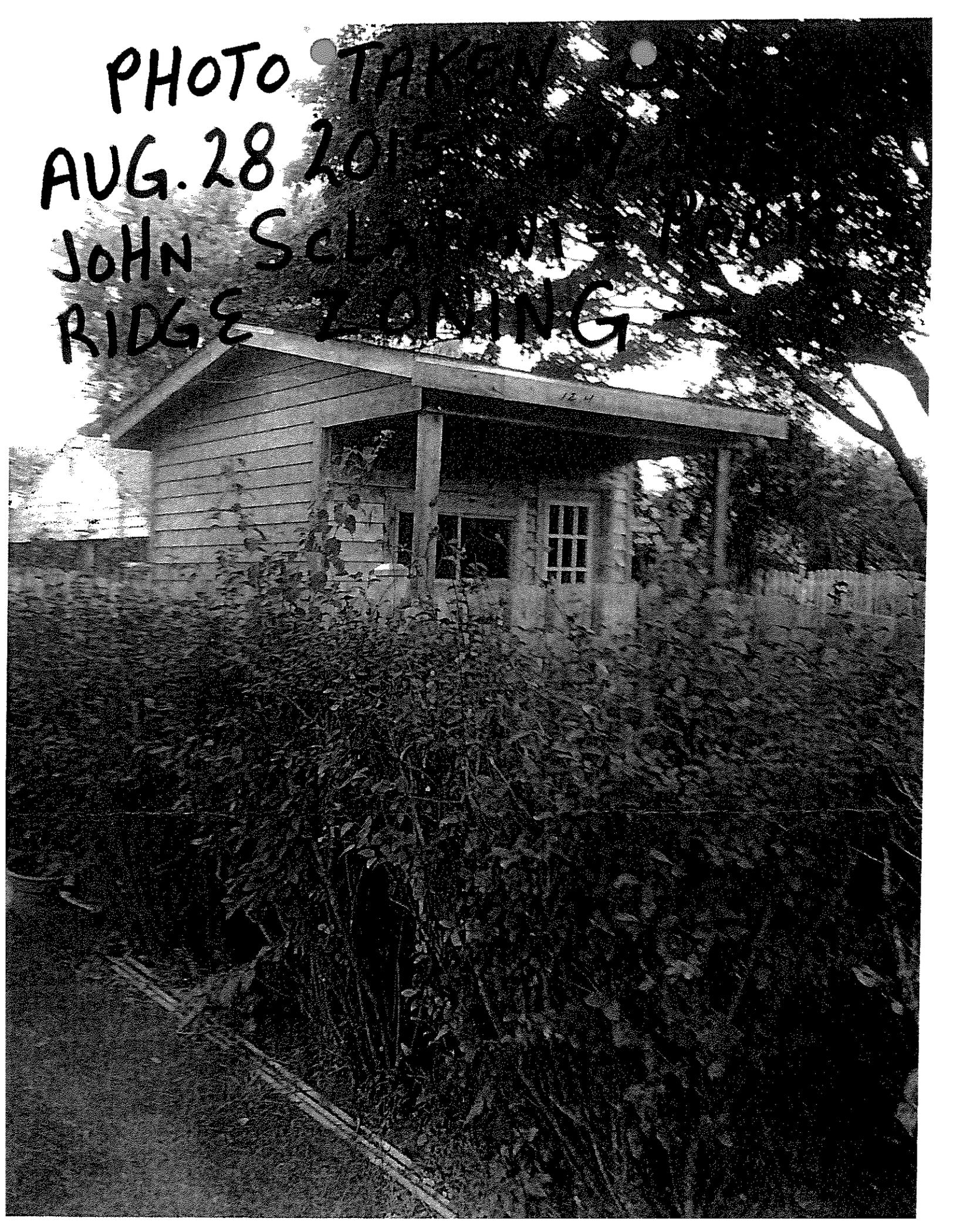


PHOTO TAKEN  
BY PARK RIDGE  
ZONING DEPT  
OCT. 30 2015

10/20/15

**RE: B1501655 - 1700 N. Prospect - neighbor's electrical service lines touching the new shed**  
Engebretson, Dale

To: Sclafani, John  
Sent On: Wednesday, September 02, 2015 9:38:31 AM  
Archived On: Wednesday, September 02, 2015 9:38:50 AM  
Identification Code: eml:ebe83fa8-5e05-4177-8e4a-5fe3a3de92e6-2147480844

John,

I didn't call Celeste, however I looked at the Redbook to see clearances. According to that document the overhead only needs to clear 10' 6" over the rear yard. 1700 Potter built a shed without a permit and did so with no regard to the hazard above the site. So the permit needs to be denied and he will have the option of moving the shed, contacting ComEd to have the overhead line raised to clear the shed by 3 feet, or tearing down the shed; all these at his expense. Even if he wants to kept the shed in that location he will need to have the lines raised 3 feet above the shed.

This is a good lesson on plan reviews; we need to be aware of overhead lines and assure that comment is included on plan reviews!

**From:** Sclafani, John  
**Sent:** Thursday, August 27, 2015 1:34 PM  
**To:** Engebretson, Dale  
**Cc:** Dulkoski, Adrienne; Pratt, Aleicia; 'Shank, Larry D:(ComEd)'; 'Williams, Celeste:(ComEd)'  
**Subject:** B1501655 - 1700 N. Prospect - neighbor's electrical service lines touching the new shed

Hi Dale,

Aleicia asked me to take a look at the above permit. Apparently, the neighbor to the north of this home, Eugene Plaza, has been complaining. The 1700 N. Prospect home built a shed without a permit. Eugene filed a complaint and the homeowner pulled a permit with the City on 7/27/2015. PERMIT APPROVED AUGUST 07, 2015

According to permits plus, the homeowner has an issued permit but no inspections have been done to date.

I went out there this afternoon. Please see attached pics. The Comed lines that service Eugene's house at 2701 Mayfield Dr., Park Ridge are now sitting on the top of the shed. This is a fire hazard. I called Larry Shank of Comed and Larry said he will go out there today. I am also copying Celeste and Larry on this email.

Attached are the pics from today and I will submit a (complaint) field report to you by the end of today so we can discuss.

**Engebretson, Dale**

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**From:** Sclafani, John  
**Sent:** Tuesday, September 08, 2015 11:27 AM  
**To:** 'Shank, Larry D:(ComEd)'  
**Cc:** Engebretson, Dale; Dulkoski, Adrienne  
**Subject:** shed- overhead power line servicing neighbor - RE: 1700 potter

Hi Larry,

Dale Engebretson, the City's Building Administrator is handling this case. Please email or call him directly.

Dale Engebretson, MCP  
Building Administrator  
City of Park Ridge  
847-318-5322

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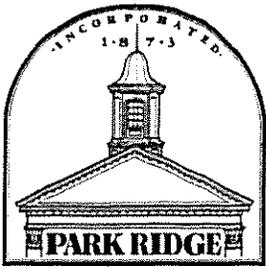
**SPECIAL INTEREST &  
HANDLING - WHY**

Thanks,  
john

**From:** Shank, Larry D:(ComEd) [<mailto:larry.shank@ComEd.com>]  
**Sent:** Tuesday, September 08, 2015 11:05 AM  
**To:** Sclafani, John  
**Subject:** 1700 potter

Hey Sir. Give I an call 847 816 5465

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CITY OF PARK RIDGE

505 BUTLER PLACE
PARK RIDGE, IL 60068
TEL: 847/ 318-5291
FAX: 847/ 318-6411
TDD: 847/ 318-5252

BUILDING INSPECTION REPORT

PERMIT # B1501655
INSPECTOR: McMahon
ADDRESS:
TYPE OF PROJECT
PROPERTY OWNER:
CONTRACTOR:

DATE OF REQUEST 10-28-2015
INSPECTION DAY/ DATE/AM/PM Friday 10/30/2015 am

1700 POTTER RD PARK

Miscellaneous SHED - replace existing shed on existing slab.

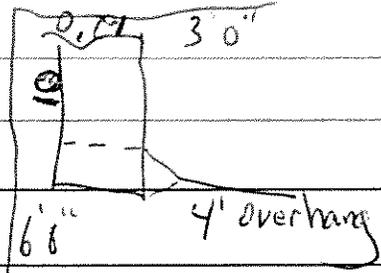
Table with 6 columns: STRUCTURAL, HVAC, ELECTRIC, PLUMBING, FIRE, OTHER. Rows include Footing/Pier, Foundation, Ext Slab, Int Slab, Drain Tile, Rough, FS/Insulation, Other, and a note: \* All inspections have a final inspection

Miscellaneous Information: Shed- not in compliance-wires on roof

INSPECTION OUTCOME: PASS FAIL APPROVED AS NOTED

Note: ALL PLANS AND PREVIOUS INSPECTIONS MUST BE ON SITE.

INSPECTOR'S COMMENTS:
1) 11'8" x 14' x 11'6" High
2) Electrical OVER head service within 36" of Roof line
3) no plans on site
3) NO ONE HOME 11:00 A.M.



Inspected By [Signature] Received By \_\_\_\_\_

Although the building division does it best to assist residents concerning compliance with the City Building Codes through plan review and inspections, the building division does not guarantee or warrant that there will be no building code violations following an inspection. All foundation setback distances for new homes and garages must be verified by a licensed surveyor and the spotted plat of survey approved by the City before framing may commence.

5/13/2016

1700 Potter

**1700 Potter**  
Engebretson, Dale

To: 'Celeste.Williams@ComEd.com'  
Sent On: Monday, November 02, 2015 10:46:11 AM  
Archived On: Monday, November 02, 2015 10:46:21 AM  
Identification Code: eml:389164a6-8318-493d-a747-670844a5e138-2147482643

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This is in follow up to my voice mail to you. I have a homeowner at 1700 Potter in Park Ridge that built a shed under the electrical service feeding a neighboring property. The shed when finished ended up supporting the service drop which upset that neighbor. The owner of the shed, Jessica, contacted you and as I understand her, you directed a crew to raise the service drop to which they were only able to raise it 6 inches above the shed roof. This of course does not comply with ComEd's requirements or the NEC. However it is ComEd's service drop, so if I can get an approval from you stating ComEd is fine with a 6 inch clearance off the roof of this shed at this property, 1700 Potter, I'm fine with it and the approval notice will be added to the permit file for this project.

[REDACTED]

If you're not with this, please let me know and the shed will remain "not in compliance" until either the shed is relocated or Jessica has the service drop raised to meet the clearance requirements. [REDACTED]

[REDACTED]

Thanks,

Dale Engebretson, MCP  
Building Administrator  
City of Park Ridge  
847-318-5322

5/13/2016

FW: 1700 Potter, resident from the dark side of the afterlife

**FW: 1700 Potter, resident from the dark side of the afterlife**  
Engebretson, Dale ✓

To: 'dorothy.prosen@comed.com' ✓  
Sent On: Monday, November 09, 2015 12:01:51 PM  
Archived On: Monday, November 09, 2015 12:02:02 PM  
Identification Code: eml:389164a6-8318-493d-a747-670844a5e138-2147471666

Hi Dorothy,

I realize you and all the other wonderful people at Exelon have tons of work to do just as we do. However Park Ridge has one resident that believes my staff and I have nothing better to do than process FOIA request (7 FOIAs so far) about his concern of his electrical service which is now support by the neighbor's new shed. According to the owner of the shed, she spoke with Celeste and the lines were raise 6 inches above the shed; my inspector stated they are still on the shed. I really don't care who said what or is at fault, I just want to see the lines raised. Or, if ComEd will not do it because the violator doesn't want to pay extra fees, and that is ComEd's policy, then please respond to let me know that is the case and we will require her to relocate the shed. I included my message to Celeste for your information below.

Thanks Dorothy, I truly appreciate whatever you can do on this issue.

Dale Engebretson, MCP  
Building Administrator  
City of Park Ridge  
847-318-5322

**From:** Engebretson, Dale ✓  
**Sent:** Monday, November 02, 2015 10:46 AM  
**To:** 'Celeste.Williams@ComEd.com' ✓  
**Subject:** 1700 Potter

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Thanks,

Dale Engebretson, MCP  
Building Administrator

5/13/2016

1700 Potter Park Ridge follow up

**1700 Potter Park Ridge follow up** ✓  
Engebretson, Dale

To: 'dorothy.prosen@comed.com' ✓

Sent On: Friday, December 11, 2015 1:10:01 PM

Archived On: Friday, December 11, 2015 1:10:54 PM

Identification Code: eml:3a0cf24d-8900-4b0f-8744-75cbba6918b5-2147465187

---

Hi Dorothy,

The owner complaining about the shed supporting his service drop at 1700 Potter has requested a meeting with the City of Park Ridge this coming Tuesday. Could you please provide me a brief summary of what action ComEd has done and planning to do to correct this situation? I'd appreciate it so very much.

Thanks ,

Dale Engebretson, MCP

Building Administrator

City of Park Ridge

847-318-5322

**Automatic reply: 1700 Potter Park Ridge follow up**

Prosen, Dorothy J:(ComEd) ✓

**To:** Engebretson, Dale ✓**Sent On:** Friday, December 11, 2015 1:16:37 PM**Archived On:** Friday, December 11, 2015 1:38:14 PM**Identification Code:** eml:3a0cf24d-8900-4b0f-8744-75cbba6918b5-2147465134

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I will be out of the office December 11th returning the 14th. If you need immediate assistance call the new business hotline at 866-639-3532 or my supervisor at 847-816-5338

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**FW: 1700 Potter, resident from the dark side of the afterlife**  
Engebretson, Dale [REDACTED]

**To:** Testin, James [REDACTED]  
**Sent On:** Tuesday, December 15, 2015 11:04:41 AM  
**Archived On:** Tuesday, December 15, 2015 11:05:21 AM  
**Identification Code:** eml:3a0cf24d-8900-4b0f-8744-75cbba6918b5-2147460782

---

**From:** Engebretson, Dale [REDACTED]  
**Sent:** Monday, November 09, 2015 12:02 PM  
**To:** 'dorothy.prosen@comed.com' [REDACTED]  
**Subject:** FW: 1700 Potter, resident from the dark side of the afterlife

Hi Dorothy,

I realize you and all the other wonderful people at Exelon have tons of work to do just as we do. However Park Ridge has one resident that believes my staff and I have nothing better to do than process FOIA request (7 FOIAs so far) about his concern of his electrical service which is now support by the neighbor's new shed. According to the owner of the shed, she spoke with Celeste and the lines were raise 6 inches above the shed; my inspector stated they are still on the shed. I really don't care who said what or is at fault, I just want to see the lines raised. Or, if ComEd will not do it because the violator doesn't want to pay extra fees, and that is ComEd's policy, then please respond to let me know that is the case and we will require her to relocate the shed. I included my message to Celeste for your information below. [REDACTED]

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Dale Engebretson, MCP  
Building Administrator  
City of Park Ridge  
318-5322

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**From:** Engebretson, Dale  
**Sent:** Monday, November 02, 2015 10:46 AM  
**To:** 'Celeste.Williams@ComEd.com' [REDACTED]  
**Subject:** 1700 Potter

This is in follow up to my voice mail to you. I have a homeowner at 1700 Potter in Park Ridge that built a shed under the electrical service feeding a neighboring property. The shed when finished ended up supporting the service drop which upset that neighbor. The owner of the shed, Jessica, contacted you and as I understand her, you directed a crew to raise the service drop to which they were only able to raise it 6 inches above the shed roof. This of course does not comply with ComEd's requirements or the NEC. However it is ComEd's service drop, so if I can get an approval from you stating ComEd is fine with a 6 inch clearance off the roof of this shed at this property, 1700 Potter, I'm fine with it and the approval notice will be added to the permit file for this project.

5/13/2016

FW: 1700 Potter, resident from the dark side of terlife

If you're not is, please let me know and the shed will remain "not in compliance" until either the shed is relocated or Jessica has the service drop raised to meet the clearance requirements.

  
Thanks,

Dale Engebretson, MCP  
Building Administrator  
City of Park Ridge  
847-318-5322



5/13/2016

FW: 1700 Potter Park Ridge follow up

**FW: 1700 Potter Park Ridge follow up**  
Engebretson, Dale ✓

To: Testin, James ✓  
Sent On: Tuesday, December 15, 2015 11:04:25 AM  
Archived On: Tuesday, December 15, 2015 11:05:21 AM  
Identification Code: eml:3a0cf24d-8900-4b0f-8744-75cbba6918b5-2147460783

---

**From:** Engebretson, Dale  
**Sent:** Friday, December 11, 2015 1:10 PM  
**To:** 'dorothy.prosen@comed.com'  
**Subject:** 1700 Potter Park Ridge follow up

Hi Dorothy,

~~The owner complaining about the shed supporting~~ his service drop at 1700 Potter has requested a meeting with the City of Park Ridge this coming Tuesday. Could you please provide me a brief summary of what action ComEd has done and planning to do to correct this situation? I'd appreciate it so very much.

Thanks ,

Dale Engebretson, MCP  
Building Administrator  
City of Park Ridge  
847-318-5322

5/13/2016

Permit Number: B15-1655, 1700 Potter Rd Shed

**Permit Number: B15-1655, 1700 Potter Rd Shed**  
Testin, James ✓

To: 'mikestoja@sbcglobal.net' ✓  
CC: Engebretson, Dale ; 'dorothy.prosen@comed.com' ; 'Celeste.Williams@ComEd.com' ✓  
Sent On: Friday, December 18, 2015 10:34:13 AM  
Archived On: Friday, December 18, 2015 10:34:17 AM  
Identification Code: eml:3a0cf24d-8900-4b0f-8744-75cbba6918b5-2147455352

---

Mr. Stoja-

I am looking for the solution and timing of when the issue of the lines above the shed will be rectified. Hopefully this can be addressed quickly and the problem can be put behind everyone. An inspector failed the project (permit #B15-1655) on Oct 28<sup>th</sup> as the lines were within 36" of the roof. While I understand there may be issues between neighbors my focus is on ensuring the permitted project meets code. Since ComEd has been made aware of the issue and the existence of the utility easement they are copied. Please let me know by December 22<sup>nd</sup> how and when the correction will be completed. I appreciate your help in addressing this matter quickly.

Thanks - Jim

James F. Testin, AICP

Community Preservation and Development Director  
City of Park Ridge  
847/318-5296  
[jtestin@parkridge.us](mailto:jtestin@parkridge.us)

5/13/2016

FW: (permit #B15-1655)

FW: (permit #B15-1655)

Testin, James

To: Engebretson, Dale

Sent On: Monday, December 21, 2015 8:25:29 AM

Archived On: Monday, December 21, 2015 8:26:11 AM

Identification Code: eml:3a0cf24d-8900-4b0f-8744-75cbba6918b5-2147453163

Dale-

As you have notice many residents are absolutists especially when unhappy with their neighbor and looking for ways to use the City. Regardless of the ComEd decision this needs to meet the City code. The neighbor has the review sheet from Dennis stating that it must be 36". Does our code require 36"?

Thanks - Jim

James F. Testin, AICP  
Community Preservation and Development Director  
City of Park Ridge  
847/318-5296  
jtestin@parkridge.us

-----Original Message-----

From: Jessica Grant [mailto:  
Sent: Friday, December 18, 2015 4:28 PM  
To: Testin, James  
Cc: celeste.williams@comed.com; Engebretson, Dale; dorothea.prosen@comed.com  
Subject: (permit #B15-1655)

James,

I first contacted ComEd on August 27th 2015 to request an inspection of the utilities line in question which are directly above our shed and also 10 ft past the utilities easement upon our property. Celeste Williams visited our property on August 31st to conduct an inspection and subsequently recommended internally to ComEd, that the wires be lifted. At some point within the following week, the wires were lifted. No subsequent action on our part has since been recommended from ComEd. On October 28th we found a failed inspection notice at our home. As a result, I then contacted the city of Park Ridge on November 2nd. I spoke to Dale Engebretson and asked for assistance in resolving the issue. Dale explained to me that in light of the fact that ComEd had already both inspected and moved the utilities lines in question, and ComEd had requested any further action on our part, he would confirm these details with Celeste Williams, and that the shed would then pass inspection and there would be no further action required from me.

I have expressed to representatives from ComEd that I am open to the idea of placing an additional utility pole in the area so that the utilities lines run from the current utilities pole to a subsequent parallel utilities pole (staying within their designated easement) and then to the neighbor's house rather than running diagonally across the back of our property (encroaching on our property at 15ft, 10 ft outside of the designated 5 ft utilities easement). However, given that they have both inspected, and rectified the issue according to their standards, I am also open to following their current resolution.

I apologize for what must be the ongoing harassment of you and your colleagues from our neighbor. My family and the family on the other side of this neighbor have filed several police reports over the last year for harassment. Detective Ruth Hahn of the Park Ridge Police Department and a colleague of her's visited the neighbor on or about September 23rd to discuss this harassment.

Please let me know how it would be most helpful to you for me to proceed to resolve this issue quickly.

Best Regards,  
Jessica Stoja

Sidwell Maps - 2701 Mayfield Dr. and 1700 Potter, Park Ridge ✓  
Sclafani, John ✓

To: 'Williams, Celeste (ComEd)' ✓  
CC: Engebretson, Dale ; Dulkoski, Adrienne  
Sent On: Wednesday, December 23, 2015 4:40:41 PM  
Archived On: Wednesday, December 23, 2015 4:41:15 PM  
Identification Code: eml:3a0cf24d-8900-4b0f-8744-75cbba6918b5-2147448027

---

Hi Celeste,

Great finally meeting you today

Unfortunately, I have some news regarding the Sidwell Maps we were looking at today

 The Sidwell Maps do show property line changes for 2701 Mayfield Dr., Park Ridge, but not necessarily what they are: i.e. easements, utility easements, etc. In other words, although there is a utility easement for the 1700 Potter, Park Ridge, IL, home and we have a plat of survey to confirm this. The 2701 Mayfield Dr. home CAN NOT be confirmed by the City of Park Ridge or the existing Sidwell maps that the City of Park Ridge has in its possession, to have an existing easement, utility easement, etc.

 In order for ComEd to confirm that the 2701 Mayfield Dr. has a utility easement, check with your legal department as the City of Park Ridge cannot confirm this.

Please let me know if you have any questions

Regards,

John Sclafani  
City of Park Ridge  
Department of Community Preservation and Development  
505 Butler Place  
Park Ridge, IL 60068  
Office: 847.318.5297  
Fax: 847.318.6411  
[jsclafan@parkridge.us](mailto:jsclafan@parkridge.us)

5/13/2016

RE: (permit #B15-1655)

**RE: (permit #B15-1655)**

Jessica Grant

To: celeste.williams@comed.com  
CC: James <jtestin@parkridge.us> Engebretson Dale Testin ; dorothy.prosen@comed.com  
Sent On: Monday, December 28, 2015 12:25:50 PM  
Archived On: Monday, December 28, 2015 12:26:46 PM  
Identification Code: eml:3a0cf24d-8900-4b0f-8744-75cbba6918b5-2147445410  
Attachments: Plat of Survey\_20080814.pdf (248 KB)

Celeste,

MODIFIED THE FOUNDATION BY COVERING IT WITH SOIL - SEE PHOTOS

Thank you for your call last Wednesday. I sincerely appreciated your willingness, sincerity, and professional insight to help resolve the issue at hand. Per your request, please see the Plat of Survey for our property attached.

As you will notice on our plat of survey, there was previously a shed in the location of the new shed. During the construction of the new shed, we modified the foundation of the previous shed to increase the distance of the foundation for the shed from 3 FT from the back property line to 5 1/2 FT in order to avoid encroachment upon the 5 FT utilities easement at the back of our property - as requested by the City of Park Ridge during the permitting process of the construction of the new shed.

From our phone call, it is my understanding that the following actions have been set in motion to take place in the near future:

Step 1) ComEd will review the Plat of Survey for our property, as well as the Plat of Survey for the northern adjacent property.  
Step 2) ComEd will recommend, schedule, and coordinate an action that will rectify the issue of the utilities lines being outside of the designated utilities easement communicating the details and timeline of such action with all interested stakeholders including, but not limited to myself and the City of Park Ridge

If my aforementioned understanding of next steps is mistaken in any way, please feel free to inform me of this deviation. In the same way, please keep me apprised of anything additional that I may provide to assist in the quick resolution of this issue. Also, upon availability of information regarding the rectification of this issue including the timeline of activities and events, please communicate these details to me so that I may schedule a subsequent inspection of the structure with the City of Park Ridge.

Thank you very much for all of the work and collaboration among this team to resolve this issue.

Kind Regards,  
Jessica Stoja

-----  
On Tue, 12/22/15, Testin, James <jtestin@parkridge.us> wrote:

Subject: RE: (permit #B15-1655)  
To: "'Jessica Grant'"  
Cc: "celeste.williams@comed.com" <celeste.williams@comed.com>, "Engebretson, Dale" <dengebret@parkridge.us>, "dorothy.prosen@comed.com" <dorothy.prosen@comed.com>  
Date: Tuesday, December 22, 2015, 10:49 AM

Jessica-

Thank you for the background. I wanted to be sure everyone was on the same page. Even though the line may have been moved, creating a quick short term fix, it does not meet code which puts the permit in jeopardy. We have not received any further comment from ComEd on how the issue will be rectified especially if the utility is outside

5/13/2016

RE: (permit #B15-1655)

the inspection denied as the line must be at least within 36" from the roof. The permit is only good for so long which is why the timing of the improvement is important. If ComEd can add the utility pole removing the issue of clearance, as well as their issue of being outside the easement, that would solve all the problems. They are copied and their input on the solution and timing would be appreciated.

- Jim

James F. Testin, AICP  
Community  
Preservation and Development Director  
City  
of Park Ridge  
847/318-5296  
jtestin@parkridge.us

-----Original  
Message-----

From: Jessica Grant [mailto:']

Sent: Friday, December 18, 2015 4:28 PM  
To: Testin, James  
Cc: celeste.williams@comed.com;  
Engbretson, Dale; dorothea.prosen@comed.com  
Subject: (permit #B15-1655)

James,

I first contacted ComEd on August 27th 2015 to request an inspection of the utilities line in question which are directly above our shed and also 10 ft past the utilities easment upon our property. Celeste Williams visited our property on August 31st to conduct an inspection and subsequently recommended internally to ComEd, that the wires be lifted. At some point within the following week, the wires were lifted. No subsequent action on our part has since been recommended from ComEd. On October 28th we found a failed inspection notice at our home. As a result, I then contacted the city of Park Ridge on November 2nd. I spoke to Dale Engbretson and asked for assistance in resolving the issue. Dale explained to me that in light of the fact that ComEd had already both inspected and moved the utilities lines in question, and ComEd had not requested any further action on our part, he would confirm these details with Celeste Williams, and that the shed would then pass inspection and there would be no further action required from me.

I have expressed to representatives from ComEd that I am open to the idea of placing an additional utility pole in the area so that the utilities lines run from the current utilities pole to a subsequent parallel utilities pole (staying within their designated easement) and then to the neighbor's house rather than running diagonally across the back of our property (encroaching on our property at 15ft, 10 ft outside of the designated 5 ft utilites easement). However, given that they have both inspected, and rectified the issue according to their standards, I am also open to following their current resolution.

5/13/2016

RE: (permit #B15-1655)

harassment of you and your colleagues from our neighbor. My family and the family on the other side of this neighbor have filed several police reports over the last year for harassment. Detective Ruth Hahn of the Park Ridge Police Department and a colleague of her's visited the neighbor on or about September 23rd to discuss this harassment.

Please let me know how it would be most helpful to you for me to proceed to resolve this issue quickly.

Best  
Regards,  
Jessica Stoja

From: "Testin,  
James" <jtestin@parkridge.us>  
Date: December 18, 2015 at 10:34:13 AM CST  
To: "

cc: "Engebretson, Dale" <dengebret@parkridge.us>,  
"dorothy.prosen@comed.com"  
<dorothy.prosen@comed.com>,  
"Celeste.Williams@ComEd.com"  
<Celeste.Williams@ComEd.com>  
Subject: Permit Number: B15-1655, 1700 Potter  
Rd Shed

Mr. Stoja-

I am looking for the solution and timing of when the issue of the lines above the shed will be rectified. Hopefully this can be addressed quickly and the problem can be put behind everyone. An inspector failed the project (permit #B15-1655) on Oct 28th as the lines were within 36" of the roof. While I understand there may be issues between neighbors my focus is on ensuring the permitted project meets code. Since ComEd has been made aware of the issue and the existence of the utility easement they are copied. Please let me know by December 22nd how and when the correction will be completed. I appreciate your help in addressing this matter quickly.



Thanks - Jim

James F. Testin, AICP

Community Preservation and  
Development Director City of Park Ridge

847/318-5296

jtestin@parkridge.us

5/13/2016

copy of Plat of Survey - 2701 Mayfield Dr., Park Ridge

**copy of Plat of Survey - 2701 Mayfield Dr., Park Ridge**

Sclafani, John

To: 'Williams, Celeste:(ComEd)'  
CC: Engebretson, Dale ; Dulkoski, Adrienne  
Sent On: Monday, December 28, 2015 1:07:54 PM  
Archived On: Monday, December 28, 2015 1:08:25 PM  
Identification Code: eml:3a0cf24d-8900-4b0f-8744-75cbba6918b5-2147445319  
Attachments: [DOC073.pdf \(176 KB\)](#)

---

Hi Celeste,

Hope you had a nice Christmas.

Dale found a copy of a plat of survey for 2701 Mayfield Drive, Park Ridge. We hope this helps.

Regards,

John

John Sclafani

City of Park Ridge

Department of Community Preservation and Development

505 Butler Place

Park Ridge, IL 60068

Office: 847.318.5297

Fax: 847.318.6411

[jsclafan@parkridge.us](mailto:jsclafan@parkridge.us)

If you need to schedule an inspection, please call (847)318-5291.

City of Park Ridge Municipal Codes can be found here:

<http://www.parkridge.us/assets/1/Documents/art15.pdf>

City of Park Ridge Zoning Ordinance can be found here:

<http://www.parkridge.us/business/zoning.aspx>

5/13/2016

RE: copy of Plat of Survey - 2701 Mayfield Dr., Park Ridge

**RE: copy of Plat of Survey - 2701 Mayfield Dr., Park Ridge**  
Williams, Celeste:(ComEd) ✓

**To:** Sclafani, John ✓  
**Sent On:** Monday, December 28, 2015 1:21:13 PM  
**Archived On:** Monday, December 28, 2015 1:22:07 PM  
**Identification Code:** eml:3a0cf24d-8900-4b0f-8744-75cbba6918b5-2147445269

---

Hi John,

Thank you so much for all of the assistance you have provided in the matter.

Celeste

---

**From:** Sclafani, John [mailto:jsclafan@parkridge.us]  
**Sent:** Monday, December 28, 2015 1:08 PM  
**To:** Williams, Celeste:(ComEd)  
**Cc:** Engebretson, Dale; Dulkoski, Adrienne  
**Subject:** [EXTERNAL] copy of Plat of Survey - 2701 Mayfield Dr., Park Ridge

Hi Celeste,

Hope you had a nice Christmas.

Dale found a copy of a plat of survey for 2701 Mayfield Drive, Park Ridge. We hope this helps.

Regards,

John

John Sclafani  
City of Park Ridge  
Department of Community Preservation and Development  
505 Butler Place  
Park Ridge, IL 60068  
Office: 847.318.5297  
Fax: 847.318.6411  
[jsclafan@parkridge.us](mailto:jsclafan@parkridge.us)

5/13/2016

RE: copy of Plat of Survey - 2701 Mayfield Dr., Park Ridge

**RE: copy of Plat of Survey - 2701 Mayfield Dr., Park Ridge**  
Sclafani, John ✓

**To:** 'Williams, Celeste:(ComEd)' ✓  
**Sent On:** Monday, December 28, 2015 3:16:18 PM  
**Archived On:** Monday, December 28, 2015 3:16:57 PM  
**Identification Code:** eml:3a0cf24d-8900-4b0f-8744-75cbba6918b5-2147444998

---

No Problem. Have a great and safe New Year.

---

**From:** Williams, Celeste:(ComEd) [mailto:Celeste.Williams@ComEd.com]  
**Sent:** Monday, December 28, 2015 1:21 PM  
**To:** Sclafani, John  
**Subject:** RE: copy of Plat of Survey - 2701 Mayfield Dr., Park Ridge

Hi John,

Thank you so much for all of the assistance you have provided in the matter.

Celeste

---

**From:** Sclafani, John [mailto:jsclafan@parkridge.us]  
**Sent:** Monday, December 28, 2015 1:08 PM  
**To:** Williams, Celeste:(ComEd) ✓  
**Cc:** Engebretson, Dale; Dulkoski, Adrienne  
**Subject:** [EXTERNAL] copy of Plat of Survey - 2701 Mayfield Dr., Park Ridge

Hi Celeste,

Hope you had a nice Christmas.

5/13/2016

FW: copy of Plat of Survey - 2701 Mayfield Dr., Park Ridge

**FW: copy of Plat of Survey - 2701 Mayfield Dr., Park Ridge** ✓  
Sclafani, John

**To:** Engebretson, Dale ✓  
**CC:** Dulkoski, Adrienne  
**Sent On:** Wednesday, December 30, 2015 11:32:09 AM  
**Archived On:** Wednesday, December 30, 2015 11:33:00 AM  
**Identification Code:** eml:3a0cf24d-8900-4b0f-8744-75cbba6918b5-2147442184

---

ComEd acknowledgement below to the plat of survey email..

---

**From:** Williams, Celeste:(ComEd) [mailto:Celeste.Williams@ComEd.com]  
**Sent:** Monday, December 28, 2015 1:21 PM  
**To:** Sclafani, John  
**Subject:** RE: copy of Plat of Survey - 2701 Mayfield Dr., Park Ridge

Hi John,

Thank you so much for all of the assistance you have provided in the matter.

Celeste

---

**From:** Sclafani, John [mailto:jsclafan@parkridge.us] ✓  
**Sent:** Monday, December 28, 2015 1:08 PM  
**To:** Williams, Celeste:(ComEd) ✓  
**Cc:** Engebretson, Dale; Dulkoski, Adrienne  
**Subject:** [EXTERNAL] copy of Plat of Survey - 2701 Mayfield Dr., Park Ridge

Hi Celeste,

Hope you had a nice Christmas.

Dale found a copy of a plat of survey for 2701 Mayfield Drive, Park Ridge. We hope this

5/13/2016

RE: (permit #B15-1655)

RE: (permit #B15-1655)  
Prosen, Dorothy J:(ComEd)

To: Testin, James : 'Jessica Grant'  
CC: Williams, Celeste:(ComEd) : Engebretson, Dale  
Sent On: Tuesday, January 05, 2016 6:57:26 AM  
Archived On: Tuesday, January 05, 2016 6:57:55 AM  
Identification Code: aml9852cf81-c55e-4ed7-9822-c6891ca9be73-2147480194

Celeste Williams is handling this. If you have any issue please contact her 847-816-5215 or her supervisor at 847-816-5338, Percy Verastegui. Thank you

-----Original Message-----  
From: Testin, James [mailto:jtestin@parkridge.us]  
Sent: Tuesday, December 22, 2015 10:50 AM  
To: 'Jessica Grant'  
Cc: Williams, Celeste:(ComEd); Engebretson, Dale; Prosen, Dorothy J:(ComEd)  
Subject: [EXTERNAL] RE: (permit #B15-1655)

Jessica-  
Thank you for the background. I wanted to be sure everyone was on the same page. Even though the line may have been moved, creating a quick short term fix, it does not meet code which puts the permit in jeopardy. We have not received any further comment from ComEd on how the issue will be rectified especially if the utility is outside the easement. While this may be more in their court it does put you in the difficult position of having the inspection denied as the line must be at least within 36" from the roof. The permit is only good for so long which is why the timing of the improvement is important. If ComEd can add the utility pole removing the issue of clearance, as well as their issue of being outside the easement, that would solve all the problems. They are copied and their input on the solution and timing would be appreciated.

- Jim

James F. Testin, AICP  
Community Preservation and Development Director City of Park Ridge  
847/318-5296  
jtestin@parkridge.us

-----Original Message-----  
From: Jessica Grant [mailto:  
Sent: Friday, December 18, 2015 4:28 PM  
To: Testin, James  
Cc: celeste.williams@comed.com; Engebretson, Dale; dorothy.prosen@comed.com  
Subject: (permit #B15-1655)

James,

I first contacted ComEd on August 27th 2015 to request an inspection of the utilities line in question which are directly above our shed and also 10 ft past the utilities easement upon our property. Celeste Williams visited our property on August 31st to conduct an inspection and subsequently recommended internally to ComEd, that the wires be lifted. At some point within the following week, the wires were lifted. No subsequent action on our part has since been recommended from ComEd. On October 28th we found a failed inspection notice at our home. As a result, I then contacted the city of Park Ridge on November 2nd, I spoke to Dale Engebretson and asked for assistance in resolving the issue. Dale explained to me that in light of the fact that ComEd had already both inspected and moved the utilities lines in question, and ComEd had not requested any further action on our part, he would confirm these details with Celeste Williams, and that the shed would then pass inspection and there would be no further action required from me.

I have expressed to representatives from ComEd that I am open to the idea of placing an additional utility pole in the area so that the utilities lines run from the current utilities pole to a subsequent parallel utilities pole (staying within their designated easement) and then to the neighbor's house rather than running diagonally across the back of our property (encroaching on our property at 15ft, 10 ft outside of the designated 5 ft utilities easement). However, given that they have both inspected, and rectified the issue according to their standards, I am also open to following their current resolution.

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Please let me know how it would be most helpful to you for me to proceed to resolve this issue quickly.

Best Regards,  
Jessica Stoja

From: "Testin, James" <jtestin@parkridge.us>  
Date: December 18, 2015 at 10:24:13 AM  
To: "es"  
Cc: "engebretson, Dale" <engebretson@parkridge.us>, "dorothy.prosen@comed.com" <dorothy.prosen@comed.com>, "Celeste.Williams@ComEd.com" <Celeste.Williams@ComEd.com>  
Subject: Permit Number: B15-1655, 1700 Potter Rd Shed

Mr. Stoja-

I am looking for the solution and timing of when the issue of the lines above the shed will be rectified. Hopefully this can be addressed quickly and the problem can be put behind everyone. An inspector failed the project (permit #B15-1655) on Oct 28th as the lines were within 36" of the roof. While I understand there may be issues between neighbors my focus is on ensuring the permitted project meets code. Since ComEd has been made aware of the issue and the existence of the utility easement they are copied. Please let me know by December 22nd how and when the correction will be completed. I appreciate your help in addressing this matter quickly.

Thanks - Jim

James F. Testin, AICP

Community Preservation and Development Director City of Park Ridge  
847/318-5296  
jtestin@parkridge.us

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Commonwealth Edison Company      www.exeloncorp.com  
Libertyville Business Office  
1500 Franklin Blvd  
Libertyville, IL 60048

January 7, 2016

Eugene Plaza  
2701 Mayfield Drive  
Park Ridge, IL 60068

Account Number: 25457-18001

Service Address: 2701 MAYFIELD DRIVE, PARK RIDGE

On January 6, 2016, a ComEd Field Representative determined that the electrical service at your premise does not conform to the company's *"Information and Requirements for the Supply of Electric Service"*. Your line crosses your neighbor's property at 1701 Potter Road and they have requested it be moved. ComEd must relocate your service drop to comply with your neighbor's request.

I urge you to have your electrical contractor do the necessary work **within thirty (30) days** so we may continue to supply you with electric service.

Please notify me as soon as corrections have been made. If you have any questions or if I can be of any service to you, please contact me at (847) 816-5215 Monday through Friday from 7:00 am to 3:30 pm.

Sincerely,

*Celeste Williams*

Celeste Williams  
General Service Representative  
New Business



An Exelon Company

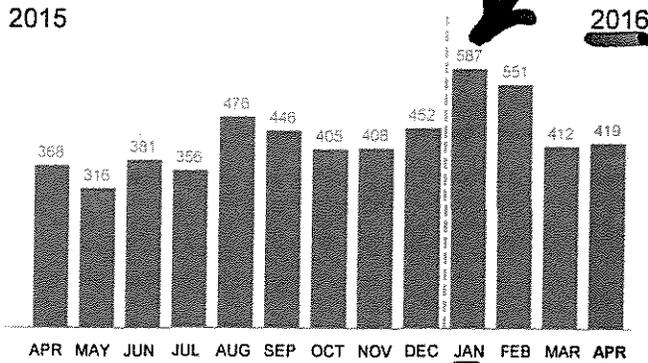
**SERVICE FROM 3/10/16 THROUGH 4/12/16 (33 DAYS)**

Retail Delivery Service - Res Single

Eugene Plaza  
2701 Mayfield Dr  
Park Ridge, IL 60068  
847.696.0293

**TOTAL USAGE (kWh)**

2015



Current month's reading is actual.

**CURRENT CHARGES SUMMARY**

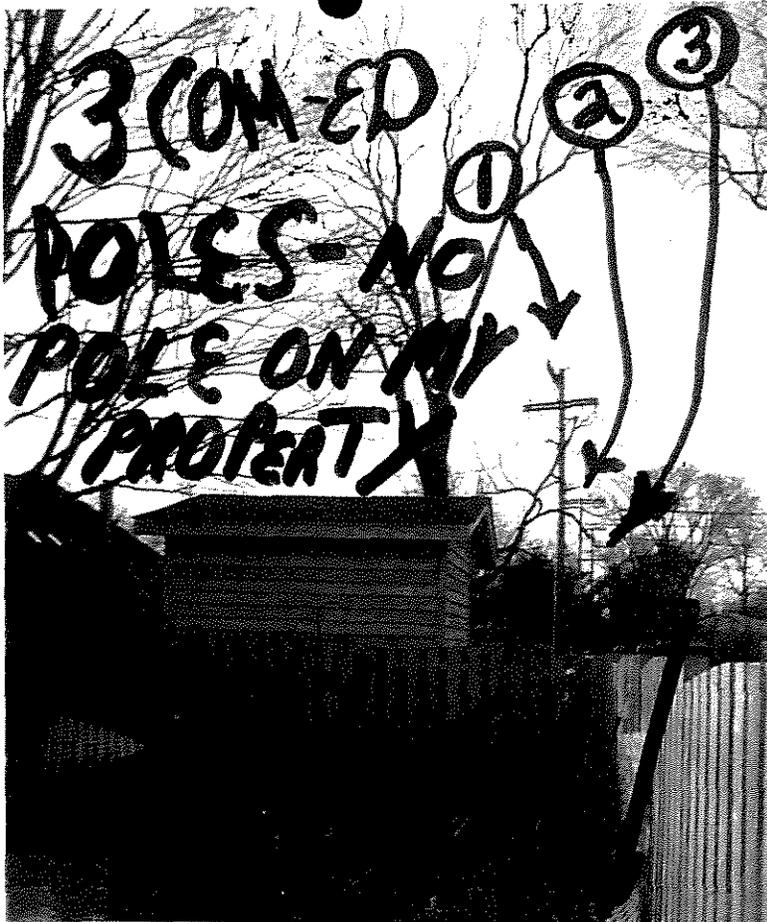
See reverse side for details

**SUPPLY**

ON OR ABOUT  
JAN. 05 2016,  
CELESTE WILLIAMS  
OF COM-ED MADE  
A PERSONAL VISIT  
TO MY HOME AND  
THREATENED TO  
TERMINATE SERVICE  
TO MY HOUSE.

JANUARY,  
COLDEST MONTH  
OF THE YEAR.

SEE THE E-MAILS SUBMITTED AND  
YOU WILL FIND COM-ED EMPLOYEES  
USING WORDS... START PRESSURING  
HIM... WE HAVE LEVERAGE ON BOTH  
SIDES... NOT FORCE THE NEIGHBOR...  
WE WILL CONTINUE TO IGNORE THAT...  
WE CAN FORCE BILL THE WORK...  
DISCONNECT THE 2701 MAYFIELD PRIOR TO 5-23-16



WHY DO I CONTINUE TO PAY A DELIVERY FEE? I OWN THE WIRES AND DO NOT HAVE A COM-ED POLE

I HAVE PAID COM-ED A DELIVERY FEE OF AN ESTIMATED AMOUNT OF \$13,000<sup>00</sup> FOR THE PAST 29 YEARS. AS YOU CAN SEE BY THE PHOTO, MY NEIGHBORS HAVE COM-ED POLES, AS PART OF THE DELIVERY FEE, I DO NOT.

ICC Consumer Services Division - 1.800.958.8700  
 - Outside Illinois 1.217.782.2024  
 - TTY 1.800.958.9277

**METER INFORMATION**

Read Dates	Meter Number	Load Type	Reading Type
3/10-4/12	997785275	General Service	Total kWh 523

**CHARGE DETAILS**

Retail Delivery Service - Res Single 3/10/16 - 4/12/16 (33 Days)

 **SUPPLY** - MC Squared Energy Services **\$30.13**

MC2 Custom Fixed Price 419 kWh X 0.07190 **\$30.13**

 **DELIVERY** - ComEd **\$28.55**

Customer Charge \$10.48  
 Standard Metering Charge \$4.36  
 Distribution Facilities Charge 419 kWh X 0.03156 \$13.22  
 IL Electricity Distribution Charge 419 kWh X 0.00116 \$0.49

**TAXES & FEES** **\$5.93**

Environmental Cost Recovery Adj 419 kWh X 0.00020 \$0.08  
 Energy Efficiency Programs 419 kWh X 0.00345 \$1.45  
 Franchise Cost \$28.03 X 2.18900% \$0.61  
 State Tax \$1.38  
 Municipal Tax \$0.41

January 12, 2016

RE: 2701 Mayfield Drive Park Ridge, IL

To: Eugene Plaza

This letter is in response to your request to upgrade, remove or install electrical facilities. Based on the preliminary information that you have provided to ComEd, it has been determined that your project will require installation, relocation, or removal of facilities that are above 'standard' – that is, facilities that are more than provided for in the basic service covered in ComEd's rates. An 'optional facilities payment' is required from the customer in such situations. The optional facilities payment amount due can only be determined upon completion of the engineering and design plan for your project.

To complete the detailed engineering and provide contracts with the actual optional facilities payment due for your project, ~~ComEd requires a non-refundable deposit in the amount of \$500.00.~~ This deposit will cover the engineering costs associated with your request.

If you would like ComEd to complete the final design and prepare the necessary contract documents for your project, please **sign below and return this letter along with the required deposit amount** within 30 days to Celeste Williams, ComEd, 1500 Franklin Blvd, Libertyville, IL 60048.

~~If you ultimately decide to move forward with this project, the advance deposit for engineering will be credited against the final optional facilities payment amount.~~ If you choose not to proceed with the work, the deposit will be retained by ComEd to cover the engineering costs associated with your project. If you requested multiple design options, you will only receive a credit for the option that you choose to authorize for construction.

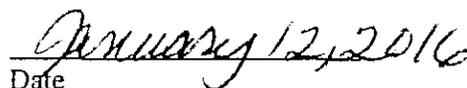
**If this signed letter and deposit payment amount are not returned within thirty (30) days, ComEd will consider your request for this project cancelled.**

If you have any questions, please feel free to contact me at 847-816-5215.

Sincerely,

Celeste Williams  
General Service Representative  
New Business - Libertyville Office

  
Customer Signature

  
Date

LIBERTYVILLE OFFICE  
1500 FRANKLIN BOULEVARD  
LIBERTYVILLE, ILLINOIS 60048  
847-816-5215

**ComEd.**  
An Exelon Company

EUGENE PLAZA  
2701 MAYFIELD DR  
PARK RIDGE, IL 60068

Date: 04/12/2016

For Electrical Service To:  
2701 MAYFIELD DR  
PARK RIDGE, IL

Enclosed please find a copy of your Customer Work Agreement.  
To ensure prompt processing of your agreement please do the following:

Review, sign and date the Customer Work Agreement.  
Return the signed copy of the agreement and payment of \$3,588.12 in the enclosed envelope, to my attention.

Work cannot proceed until we have received the signed document with your remittance and a call to 1-866-NEW-ELEC (1-866-639-3532) letting us know your electrician has completed work and passed required municipal government inspections. Upon approval by our Company, one copy of the document will be returned to you for your records.

If this contract is not returned within 30 days, it will be cancelled.

You may make payments on the ComEd website or by phone. A \$2.50 Bill Matrix, Inc. convenience fee will apply to each electronic payment transaction.

By Internet go to: <https://paymentscomed.billmatrix.com/>

(for payments of \$5,000 or less for Credit/Debit)

(for payments of \$90,000 or less for eCheck)

Or

By Phone, Call (English & Spanish)

1-800-334-7661 (for all payments of \$5,000 or less: Credit, Debit and eCheck)

1-800-588-9477 (for all payments of \$5,000 or less: Credit, Debit and eCheck)

Or

By Customer Service Representatives

1-800-334-7661 (for payments of \$5,000 or less for Credit/Debit)

1-800-334-7661 (for payments of \$90,000 or less for eCheck)

If you have any questions concerning this contract please contact your Field Representative.

Sincerely,

Enclosures

CELESTE WILLIAMS  
GENERAL SERVICE REPRESENTATIVE  
847-816-5215

<http://www.parkridge.us/business/zoning.aspx>

City of Park Ridge Building Permit information can be found here:  
[http://www.parkridge.us/living\\_in\\_park\\_ridge/building\\_permits.aspx](http://www.parkridge.us/living_in_park_ridge/building_permits.aspx)

ComED RED BOOK (5<sup>th</sup> Edition) for new or upgrading electric service can be found here:  
[https://www.comed.com/documents/customer-service/service-request/redbook101007\\_inorder1.pdf?FileTracked=true](https://www.comed.com/documents/customer-service/service-request/redbook101007_inorder1.pdf?FileTracked=true)

From: Williams, Celeste:(ComEd) [<mailto:Celeste.Williams@ComEd.com>]  
Sent: Monday, February 15, 2016 4:34 PM  
To: Sciafani, John <[jsclafan@parkridge.us](mailto:jsclafan@parkridge.us)>  
Subject: RE: ComEd approval letter to build a shed in utility easement - 1700 potter, park ridge

As soon as I receive it from our Real Estate department I will send it to you. I have attached a copy of our General terms and conditions page that covers losing consent to cross your neighbor's property.

Celeste

From: Sciafani, John [<mailto:jsclafan@parkridge.us>]  
Sent: Monday, February 15, 2016 3:53 PM  
To: Williams, Celeste:(ComEd)  
Subject: [EXTERNAL] ComEd approval letter to build a shed in utility easement - 1700 potter, park ridge

Hi Celeste,

Thank you for your assistance.

Can you email me the ComEd approval letter for 1700 potter, Park ridge to build a shed in the utility easement?

Regards,

John Sciafani  
Plans Examiner/Inspector  
City of Park Ridge  
Department of Community Preservation and Development  
15 Butler Place  
Park Ridge, IL 60068  
Office: 847.318.5297  
Fax: 847.318.6411  
[jsclafan@parkridge.us](mailto:jsclafan@parkridge.us)

*If you need to schedule an inspection, please call (847)318-5291*

City of Park Ridge Municipal Codes can be found here  
<http://www.parkridge.us/assets/1/Documents/art15.pdf>

City of Park Ridge Zoning Ordinance can be found here  
<http://www.parkridge.us/business/zoning.aspx>

City of Park Ridge Building Permit Information can be found here.  
[http://www.parkridge.us/living\\_in\\_park\\_ridge/building\\_permits.aspx](http://www.parkridge.us/living_in_park_ridge/building_permits.aspx)