

RE: Issue

Cavallaro, Carlo F.:(ComEd) ✓

To: Hamilton, Shawn ✓

Sent On: Tuesday, February 16, 2016 2:09:57 PM

Archived On: Tuesday, February 16, 2016 2:10:07 PM

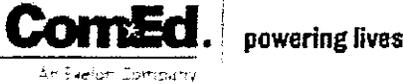
Identification Code: eml:306ce566-eb9f-4d6f-9d92-82908c037668-2147457195

Attachments: [image001.png \(9 KB\)](#)

Call my cell. _____



Carlo F. Cavallaro _____
ComEd - External Affairs Manager _____
5190 Church St
Skokie, IL 60077
Office 847-929-2304
Mobile _____



*COM-ED AND
PARK RIDGE
TEAMING TOGETHER -
FOR A WOOD
SAVED*



From: Hamilton, Shawn [mailto:shamilto@parkridge.us] ✓
Sent: Tuesday, February 16, 2016 2:06 PM
To: Cavallaro, Carlo F.:(ComEd) ✓
Subject: [EXTERNAL] Issue

Question - have you had and dealing with Eugene Plaza, 2701 Mayfield Drive? Can you check your Com Ed records. He's been dealing with a few people, Celest Williams specifically. I wanted to chat with you about him when you have a minute.

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RE: ComEd approval letter to build a shed in utility easement - 1700 potter, park ridge...
 Cavallaro, Carlo F.:(ComEd)

To: Hamilton, Shawn
Sent On: Tuesday, May 03, 2016 7:30:42 AM
Archived On: Tuesday, May 03, 2016 7:31:06 AM
Identification Code: eml:c9d5b44f-3d17-4e41-bef0-e3fb68bd5b2d-2147480551
Attachments: [image001.png \(9 KB\)](#)

* We are forced to work through the ICC process. The solution should be imminent we have presented the two options we have to our lawyers and are awaiting a response and/or some direction.

* There are two options we have at this point, unless the ICC determines there is another way to deal with it.

* ① • Send a contract to 2701 Mayfield and if not signed and no payment received we can force bill the work on the monthly bill and then complete the work?

* ② • Send a 7 day letter and if no reply; disconnect the 2701 Mayfield customer prior to May 23rd?

Carlo F. Cavallaro

ComEd - External Affairs Manager

5190 Church St

Skokie, IL 60077

Office 847-929-2304

Mobile



powering lives

An Exelon Company

From: Hamilton, Shawn [mailto:shamilton@parkridge.us]

Sent: Tuesday, May 03, 2016 6 AM

To: Cavallaro, Carlo F.:(ComEd)

Subject: RE: ComEd approval letter to build a shed in utility easement - 1700 potter, park ridge

Curious – has this pole install began for the new service line ?

From: Cavallaro, Carlo F.:(ComEd) [<mailto:Carlo.Cavallaro@ComEd.com>]

Sent: Tuesday, May 3, 2016 7:14 AM

To: Hamilton, Shawn <shamilton@parkridge.us>

Subject: FW: ComEd approval letter to build a shed in utility easement - 1700 potter, park ridge

Shawn:

I thought the Shed was a dead issue? If the Real Estate Department does not approve the shed, they most likely will not, what is the solution?

Carlo F. Cavallaro

ComEd - External Affairs Manager

5190 Church St

Skokie, IL 60077

Office 847-929-2304

Mobile



powering lives

An Exelon Company

From: Kollar, Robert A:(ComEd)

Sent: Tuesday, May 03, 2016 7:00 AM

To: Cavallaro, Carlo F.:(ComEd)

Subject: FW: ComEd approval letter to build a shed in utility easement - 1700 potter, park ridge

From: **Chris P** cmp0714@sbcglobal.net
Subject: **Re: Stoja Shed 1700 Potter Rd. (b15-1655)**
Date: **Today at 2:32 PM**
To: **James Testin** jtestin@parkridge.us
Cc: **Nicholas Milissis** milissis2ndward@gmail.com, **Marty Maloney** martymaloney@gmail.com, **Steven Steffens** ssteffens@parkridge.us, **John Stefani** jsclafan@parkridge.us, **Joseph Gilmore** jgilmore@parkridge.us

In March of 2016, Carlo Cavallaro, ComEd External Affairs Manager, sent an e mail to manager Shawn Hamilton, Park Ridge, IL that stated "No, it's an encroachment, but we can ignore it for now to get this thing closed. We will probably send a formal letter at some point just to make a record."

Mr Cavallaro, ComEd, is continuously inquiring about a timeline on B15-1655. Mr Cavallaro, ComEd, is well aware that the building permit expires on August 7, 2016.

More to follow.

Eugene Plaza

Sent from my iPad

On Jun 16, 2016, at 3:37 PM, Christine Plaza <cmp0714@sbcglobal.net> wrote:

Sir, I can establish proof positive (photos and emails) that Michael and Jessica's shed (B15-1655/indoor hot tub) still encroaches on ComEd's easement. The Stojas concealed the exposed shed's foundation with soil. Photos to arrive June 20/21 2016 with more to follow. The newly submitted survey by the Stojas only shows the surface of the structure, not what is beneath it.

It also appears that an influential ComEd official may be involved in this shed scam.

Eugene J. Plaza

Sent from my iPad

On Jun 9, 2016, at 2:40 PM, Testin, James <jtestin@parkridge.us> wrote:

Mr. Plaza-

The owner has submitted documentation from a certified surveyor showing the structure is outside the easement which addresses those items you reference.

This is simply a statement of fact that I wanted you to know. You may not like

Carlo Cavallaro



External Affairs Manager at ComEd
Greater Chicago Area · Textiles

500+



View Carlo's full profile.
It's free!

View Carlo's full profile

Already on LinkedIn? Sign in

Your colleagues, classmates, and 400 million other professionals are on LinkedIn.

Summary

Experienced attorney and government affairs professional with a historical focus on state and local government. Experienced in external communications, public presentations and advocacy. Strong industry development skills with significant experience leading and working through industry and advocacy associations.

Successful track record of legislative and regulatory advocacy including the coordination and management of contract lobbyists. Proven record of advancing client interests via industry and advocacy associations. Advanced coalition building experience and advocacy campaign management experience. Ability to identify and build broad based support coalitions. Adept in drafting position papers, reports, and external communications.

Self-starter and quick study with excellent communication skills. Very experienced and strong negotiator with a problem-solver mind set.

Experience



External Affairs Manager

ComEd

August 2014 – Present (1 year 11 months) | Greater Chicago Area



Director of Government Affairs / Senior Legal Counsel

USAgain

August 2010 – August 2014 (4 years 1 month) | Greater Chicago Area

RE: 2701 Mayfield & 1700 Potter - Park Ridge - Lot Crossing
 Hamilton, Shawn

To: Cavallaro, Carlo F.:(ComEd)
 CC: Testin, James
 Sent On: Wednesday, February 17, 2016 2:53:17 PM
 Archived On: Wednesday, February 17, 2016 2:54:09 PM
 Identification Code: eml:306ce566-eb9f-4d6f-9d92-82908c037668-2147454849

FYI - my CP&D Director is copied here.

Ok thanks. Is there anything that you have (ICC complaint) that would stop or slow down the timeline below?

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

From: Cavallaro, Carlo F.:(ComEd) [mailto:Carlo.Cavallaro@ComEd.com]
 Sent: Wednesday, February 17, 2016 2:51 PM
 To: Hamilton, Shawn <shamilto@parkridge.us>
 Subject: 2701 Mayfield & 1700 Potter - Park Ridge - Lot Crossing

Shawn:

Attached is the regulations that are driving this issue. Look to page 161 the last paragraph, I clipped it below for your convenience. Our legal department has weighed in and we really have no options. With his loss of consent from the 1700 Potter property we are forced to find a solution to provide service to him that does not cross the 1700 Potter property. We have presented a couple solution, the first being to relocate his service to front of his home which would require an electrician to relocate and install a new electrical service which we can serve from Potter. The other is for us to place a new pole and serve him at his current panel and meter location.

One way or another Mr. Plaza has to make a decision. It is unfortunate that 2701 Mayfield rescinded their authorization to cross their property but that is out of everyone's control beyond their changing their mind and all of us finding a way to gain enough clearance over the shed. If someone changes their mind we can revisit those solutions. At present, we need to see a decision on what Mr. Plaza wants to do relatively soon. At some point, about April or May, we are going to have to see action or we may be forced to send him a disconnection notice due to non-compliance with service standards. If we can avoid that we would all be happier.

GENERAL TERMS AND CONDITIONS

* (Continued from Sheet No. 149.1)

(Continued on Sheet No. 151)

Filed with the Illinois Commerce Commission on Date Effective: October 9, 2015 August 25, 2015. Issued by A. R. Pramaggiore, President and CEO Asterisk (*) indicates change. Post Office Box 805379 Chicago, Illinois 60680-5379 SERVICE APPLICATION, COMMENCEMENT, AND CONTINUATION (CONTINUED) PERMITS, INSPECTIONS, AND APPROVALS.

Inspection of the retail customer's or applicant's electrical facilities for compliance with electric, safety, and local codes is in the province of governmental authorities. The retail customer or applicant is responsible for obtaining all permits, inspections, and approvals required by governmental authorities. For premises at which governmental approval is required prior to commencement of electric service, the Company does not provide electric service until the retail customer or applicant obtains such approval. Any costs or fees incurred in obtaining permits, inspections, or approvals are the retail customer's or applicant's responsibility, and the retail customer or applicant must secure, without cost to the Company, all necessary governmental permits for the installation and operation of electrical facilities at the premises.

It is the retail customer's or applicant's responsibility to ensure that its electrical facilities meet all applicable state and local regulations, as well as the standards of the National Fire Protection Association contained in the National Electrical Code. For a situation in which a code or regulation applicable to the retail customer's or applicant's facilities is or becomes more stringent than requirements described in these General Terms and Conditions, the more stringent rules apply.

All electrical facilities, wiring, and associated equipment furnished by the retail customer or applicant at the premises, or connecting to the Company's electric distribution facilities,

must be suitable for such purposes, and must be furnished, installed, operated, and maintained by the retail customer or applicant at all times in compliance with the requirements of the National Fire Protection Association, applicable governmental authorities and local codes, applicable electric and safety codes, these General Terms and Conditions, and any other applicable Company specifications. However, examination of such facilities, wiring and equipment by the Company is not evidence of compliance with any applicable codes, and the Company assumes no obligation to inspect such facilities, wiring, and equipment to ensure such compliance.

For a situation in which the retail customer or applicant is not the owner of the premises or of any intervening property between such premises and the Company's distribution system facilities, the retail customer or applicant is responsible for obtaining and maintaining from the intervening property owner(s) necessary consent for the installation, operation and maintenance on such premises and on such intervening property of all electrical facilities, wiring, and associated equipment required for the provision of electric service to the retail customer or applicant. For a situation in which the Company must cross adjacent property with electric service conductors in order to provide electric service to the retail customer or applicant, such retail customer or applicant is responsible for securing and maintaining the consent of the owner(s) of the adjacent property. If consent of the intervening property owner is lost and, as a result, relocation of Company facilities becomes necessary, such relocation is provided to the retail customer or applicant in accordance with the provisions for providing nonstandard services and facilities.

Carlo F. Cavallaro
ComEd - External Affairs Manager
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Office 847-929-2304
Mobile

This Email message and any attachment may contain information that is proprietary, legally privileged, confidential and/or subject to copyright belonging to Exelon Corporation or its affiliates ("Exelon"). This Email is intended solely for the use of the person(s) to which it is addressed. If you are not an intended recipient, or the employee or agent responsible for delivery of this Email to the intended recipient(s), you are hereby notified that any dissemination, distribution or copying of this Email is strictly prohibited. If you have received this message in error, please immediately notify the sender and permanently delete this Email and any copies. Exelon policies expressly prohibit employees from making defamatory or offensive statements and infringing any copyright or any other legal right by Email communication. Exelon will not accept any liability in respect of such communications. -EXCIP

RE: 2701 Mayfield & 1700 Potter - Park Ridge - Lot Crossing
Cavallaro, Carlo F.:(ComEd)

To: Hamilton, Shawn
Bcc: shamilto@parkridge.us
Sent On: Wednesday, March 09, 2016 6:53:33 AM
Archived On: Wednesday, March 09, 2016 6:55:07 AM
Identification Code: emi:0155ffd7-a2eb-4fed-a4c6-4ca0bf7834c1-2147470222

Has anything changed in this situation?

We are reaching the point where we need to start pressuring him to make a change to his electrical service so it does not connect to the pole on his objecting neighbor's property.

It seems harsh but as I understand this he created the conditions to motivate his neighbor to terminate his attachment rights.

Carlo F. Cavallaro
ComEd - External Affairs Manager
5190 Church St
Skokie, IL 60077
Office 847-929-2304
Mobile

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

From: Hamilton, Shawn [mailto:shamilto@parkridge.us]
Sent: Thursday, February 18, 2016 9:32 AM
To: Cavallaro, Carlo F.:(ComEd)
Subject: Re: 2701 Mayfield & 1700 Potter - Park Ridge - Lot Crossing

Thanks. Didn't know if any of those documents would be considered public record.

Sent from my iPhone

> On Feb 18, 2016, at 9:25 AM, Cavallaro, Carlo F.:(ComEd) <Carlo.Cavallaro@ComEd.com> wrote:
>
> Let me see if I can get one. We normally don't see those.
>
> Carlo F. Cavallaro
> ComEd - External Affairs Manager
> 5190 Church St
> Skokie, IL 60077
> Office 847-929-2304
> Mobile

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

> From: Hamilton, Shawn [mailto:shamilto@parkridge.us]
> Sent: Wednesday, February 17, 2016 4:08 PM
> To: Cavallaro, Carlo F.:(ComEd)
> Subject: RE: 2701 Mayfield & 1700 Potter - Park Ridge - Lot Crossing

> Do you get a copy of the response they send him? Or anything from the ICC?

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

> From: Cavallaro, Carlo F.:(ComEd) [mailto:Carlo.Cavallaro@ComEd.com]
> Sent: Wednesday, February 17, 2016 3:39 PM
> To: Hamilton, Shawn <shamilto@parkridge.us>
> Cc: Testin, James <jtestin@parkridge.us>
> Subject: Re: 2701 Mayfield & 1700 Potter - Park Ridge - Lot Crossing

> The ICC complaint is closed already.

RE: 2701 Mayfield & 1700 Potter - Park Ridge - Lot Crossing

Cavallaro, Carlo F.:(ComEd)

To: Hamilton, Shawn ✓
Bcc: shamilton@parkridge.us
Sent On: Monday, March 14, 2016 4:36:28 PM
Archived On: Monday, March 14, 2016 4:37:05 PM
Identification Code: eml:0155ffd7-a2eb-4fed-a4c6-4ca0bf7834c1-2147462046

Shawn:

We were out at this again last week. We still have a clearance issue with the shed but the Shed is also encroaching 1' on our easement so we have leverage on both addresses. Not sure we can resolve this or not but we can try.

I will keep you posted if anything changes.

Carlo F. Cavallaro
ComEd - External Affairs Manager
5190 Church St
Skokie, IL 60077
Office 847-929-2304
Mobile

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> Subject: Re: 2701 Mayfield & 1700 Potter - Park Ridge - Lot Crossing

Re: 2701 Mayfield & 1700 Potter - Park Ridge - Lot Crossing
Hamilton, Shawn

To: Cavallaro, Carlo F.:(ComEd)
Sent On: Tuesday, March 15, 2016 8:01:25 AM
Archived On: Tuesday, March 15, 2016 8:01:35 AM
Identification Code: eml:0155ffd7-a2eb-4fed-a4c6-4ca0bf7834c1-2147461541

Choo choo ;)

Sent from my iPhone

> On Mar 15, 2016, at 8:00 AM, Cavallaro, Carlo F.:(ComEd) <Carlo.Cavallaro@ComEd.com> wrote:
>
> In reality we really don't need to have them move the shed but it may give us some leverage to get them to not force the neighbor to relocated the service drop. The only bogey remaining is if we can get enough clearance over the shed to solve that issue.
>
> I am not 100% confident but that may be light at the end of the tunnel and not a train.
>
> Carlo F. Cavallaro
> ComEd - External Affairs Manager
> 5190 Church St
> Skokie, IL 60077
> Office 847-929-2304
> Mobile 630-230-2300

> -----Original Message-----
> From: Hamilton, Shawn [mailto:shamilton@parkridge.us]
> Sent: Tuesday, March 15, 2016 7:49 AM
> To: Cavallaro, Carlo F.:(ComEd)
> Subject: RE: 2701 Mayfield & 1700 Potter - Park Ridge - Lot Crossing

> I'm going to reach out to my CP&D Director to ask him about the shed issue and I'll get back to you. Give me a couple of days.

> -----Original Message-----
> From: Cavallaro, Carlo F.:(ComEd) [mailto:Carlo.Cavallaro@ComEd.com]
> Sent: Monday, March 14, 2016 4:36 PM
> To: Hamilton, Shawn <shamilton@parkridge.us>
> Subject: RE: 2701 Mayfield & 1700 Potter - Park Ridge - Lot Crossing

Shawn:

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> I will keep you posted if anything changes.

> Carlo F. Cavallaro
> ComEd - External Affairs Manager
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> Skokie, IL 60077
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 Cavallaro, Carlo F.:(ComEd)

To: Hamilton, Shawn
 Sent On: Tuesday, March 15, 2016 8:05:34 AM
 Archived On: Tuesday, March 15, 2016 8:06:10 AM
 Identification Code: eml:0155ffd7-a2eb-4fed-a4c6-4ca0bf7834c1-2147461522

Yeah, I am betting it's an express too!

Carlo F. Cavallaro
 ComEd - External Affairs Manager
 5190 Church St
 Skokie, IL 60077
 Office 847-929-2304
 Mobile ---

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

From: Hamilton, Shawn [mailto:shamilton@parkridge.us]
 Sent: Tuesday, March 15, 2016 8:01 AM
 To: Cavallaro, Carlo F.:(ComEd)
 Subject: Re: 2701 Mayfield & 1700 Potter - Park Ridge - Lot Crossing

Choo choo ;)

Sent from my iPhone

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 > To: Hamilton, Shawn <shamilton@parkridge.us>
 > Subject: RE: 2701 Mayfield & 1700 Potter - Park Ridge - Lot Crossing

> Shawn:

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6/8/2016

Re: 2701 Mayfield & 1700 Potter - Park Ridge - Lot Crossing

Re: 2701 Mayfield & 1700 Potter - Park Ridge - Lot Crossing
Cavallaro, Carlo F.:(ComEd)

To: Hamilton, Shawn

Sent On: Thursday, March 17, 2016 3:24:59 PM

Archived On: Thursday, March 17, 2016 3:25:27 PM

Identification

eml:0155ffd7-a2eb-4fed-a4c6-4ca0bf7834c1-2147455498

Code:

* No it's an encroachment but we can ignore it for now to get this thing closed. We will probably send a formal letter at some point just to make a record.

Sent from my iPhone

> On Mar 17, 2016, at 3:15 PM, Hamilton, Shawn <shamilton@parkridge.us> wrote:

> Ok.

* > Question - do you have record of ComEd approving the shed being 1 foot on the ComEd easement?

> -----Original Message-----

> From: Cavallaro, Carlo F.:(ComEd) [mailto:]

> Sent: Thursday, March 17, 2016 8:16 AM

> To: Hamilton, Shawn <shamilton@parkridge.us>

> Subject: RE: 2701 Mayfield & 1700 Potter - Park Ridge - Lot Crossing

> We are not able to gain the necessary clearance from the shed so we are forced to proceed with having the new pole installed and the service relocated. I think we have exhausted every possible option to avoid this, even if we would have attained cooperation between the neighbors.

* > We have to wait for the ICC process to complete and then move the service. We are beginning the design work without a deposit and the work will be force billed if needed.

> Carlo F. Cavallaro

> ComEd - External Affairs Manager

> 5190 Church St

> Skokie, IL 60077

> Office 847-929-2304

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> Sent: Tuesday, March 15, 2016 8:01 AM

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> Subject: Re: 2701 Mayfield & 1700 Potter - Park Ridge - Lot Crossing

> Choo choo ;)

> Sent from my iPhone

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>> Carlo F. Cavallaro

>> ComEd - External Affairs Manager

>> 5190 Church St

RE: 2701 Mayfield & 1700 Potter - Park Ridge - Lot Crossing
 Hamilton, Shawn

To: Cavallaro, Carlo F.:(ComEd)
 Sent On: Monday, March 21, 2016 1:18:48 PM
 Archived On: Monday, March 21, 2016 1:19:33 PM
 Identification Code: eml:0155ffd7-a2eb-4fed-a4c6-4ca0bf7834c1-2147451210

Carlo,

Keep me in the loop on this please. I'm not sure where the ICC process is at. I'd appreciate knowing when a pole construction date is scheduled.

Thanks,
 Shawn

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

From: Cavallaro, Carlo F.:(ComEd) [mailto:Carlo.Cavallaro@ComEd.com]
 Sent: Thursday, March 17, 2016 8:16 AM
 To: Hamilton, Shawn <shamilton@parkridge.us>
 Subject: RE: 2701 Mayfield & 1700 Potter - Park Ridge - Lot Crossing

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 Sent: Tuesday, March 15, 2016 8:01 AM
 To: Cavallaro, Carlo F.:(ComEd)
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Sent from my iPhone

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 >

6/8/2016

FW: 2701 Mayfield & 1700 Potter - Park Ridge - Lot Crossing

FW: 2701 Mayfield & 1700 Potter - Park Ridge - Lot Crossing
Hamilton, Shawn

To: Testin, James ; Branham, Jon ; Coppari, Howard
Sent On: Monday, March 21, 2016 5:36:24 PM
Archived On: Monday, March 21, 2016 5:36:38 PM
Identification Code: eml:0155ffd7-a2eb-4fed-a4c6-4ca0bf7834c1-2147450623

Sharing - just in case the owners pressure ComEd to get the work done, as they know they have 1 year for final approval. In this case, moving of the electric service is in the hands of ICC approval, so who knows how long that will take.

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

From: Cavallaro, Carlo F.:(ComEd) [mailto:Carlo.Cavallaro@ComEd.com]
Sent: Monday, March 21, 2016 5:00 PM
To: Hamilton, Shawn <shamilton@parkridge.us>
Subject: 2701 Mayfield & 1700 Potter - Park Ridge - Lot Crossing

We are going ahead and designing the work without a deposit. The work will not be done for several weeks, May or June is my guess.

The ICC process is continuing but has to be resolved before we do any work. We are getting pressure from the shed owner to get the work done but she has been informed that we cannot proceed until the ICC finalizes its work. If we continue to see pressure we can remind them that their Shed is encroaching on our easement and we will continue to ignore that as long as we continue to have cooperation to resolve this situation.

The final resolution will eliminate the clearance issue from the shed and eliminate the unpermitted crossing of their property. The challenge will be getting the work paid for. At this point the work would be completed and the costs placed on their bill if necessary. If the charges are not paid at some point the services could be disconnected. Although all of this will be before the ICC as this whole issue plays out.

Carlo F. Cavallaro
ComEd - External Affairs Manager
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Skokie, IL 60077
Office 847-929-2304
Mobile

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

From: Hamilton, Shawn [mailto:shamilton@parkridge.us]
Sent: Monday, March 21, 2016 1:19 PM
To: Cavallaro, Carlo F.:(ComEd)
Subject: RE: 2701 Mayfield & 1700 Potter - Park Ridge - Lot Crossing

Carlo,

Keep me in the loop on this please. I'm not sure where the ICC process is at. I'd appreciate knowing when a pole construction date is scheduled.

Thanks,
Shawn

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

From: Cavallaro, Carlo F.:(ComEd) [mailto:Carlo.Cavallaro@ComEd.com] #]
Sent: Thursday, March 17, 2016 8:16 AM
To: Hamilton, Shawn <shamilton@parkridge.us>
Subject: RE: 2701 Mayfield & 1700 Potter - Park Ridge - Lot Crossing

We are not able to gain the necessary clearance from the shed so we are forced to proceed with

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

Carlo,

Any thoughts on this?

From: Sclafani, John [<mailto:jsclafan@parkridge.us>]
Sent: Monday, May 02, 2016 4:52 PM
To: Kollar, Robert A:(ComEd)
Subject: FW: ComEd approval letter to build a shed in utility easement - 1700 potter, park ridge

Hi Mr. Kollar,

My name is John Sclafani and I am a plan reviewer/building inspector with the City of Park Ridge.

I have been interfacing with Ms. Celeste Williams at ComEd regarding the address 1700 Potter, Park Ridge. Please see details below. Celeste has been very helpful. We are waiting for a response from your Real Estate Dept.

The City of Park Ridge is requesting a letter from ComEd for approval on a shed that was built in the utility easement at 1700 Potter, Park Ridge.

Please let us know either way if the shed is allowed or if the shed is not allowed, in writing.

If you have any questions, please feel free to call or email me. Thank you. Please note: the homeowner at 1700 Potter, Park Ridge, does have a permit to build a shed. Permit number # B1501655.

Regards,

John Sclafani

Golden, Mary

From: Sciafani, John
Sent: Monday, May 02, 2016 4:54 PM
To: Testin, James; Steffens, Steven
Cc: Golden, Mary; Dulkoski, Adrienne
Subject: FW: ComEd approval letter to build a shed in utility easement - 1700 potter, park ridge
Attachments: Important message from Exelon.pdf

From: Sciafani, John
Sent: Monday, May 02, 2016 4:52 PM
To: 'robert.kollar@comed.com' <robert.kollar@comed.com>
Subject: FW: ComEd approval letter to build a shed in utility easement - 1700 potter, park ridge

Hi Mr. Kollar,

My name is John Sciafani and I am a plan reviewer/building inspector with the City of Park Ridge.

I have been interfacing with Ms. Celeste Williams at ComEd regarding the address 1700 Potter, Park Ridge. Please see details below. Celeste has been very helpful. We are waiting for a response from your Real Estate Dept.

The City of Park Ridge is requesting a letter from ComEd for approval on a shed that was built in the utility easement at 1700 Potter, Park Ridge.

Please let us know either way if the shed is allowed or if the shed is not allowed, in writing.

If you have any questions, please feel free to call or email me. Thank you. Please note: the homeowner at 1700 Potter, Park Ridge, does have a permit to build a shed. Permit number # B1501655.

Regards,
John Sciafani

John Sciafani
Plans Examiner/Inspector
City of Park Ridge
Department of Community Preservation and Development
505 Butler Place
Park Ridge, IL 60068
Office: 847.318.5453
Fax: 847.318.6411
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:

6/8/2016

1700 Potter Shed

1700 Potter Shed
Steffens, Steven

To: Hamilton, Shawn ; jt
CC: Sciafani, John
Sent On: Thursday, May 19, 2016 9:27:23 AM
Archived On: Thursday, May 19, 2016 9:28:15 AM
Identification Code: eml.c9d5b44f-3d17-4e41-5ef0-e3fb68bd5b2d-2147449964
Attachments: DOC292.pdf (32 KB)
B1501655-1700 Potter Notice of Failed Inspection Draft.doc (65 KB)

Good morning,

Attached for your review is a notice of Failed Building Inspection regarding the shed constructed in the utility easement at 1700 Potter Rd.

Please let me know if you have any comments.

If not, I will forward to the Owner/Applicant via certified mail with a copy by email.

Thank you.

Steve

6/8/2016

RE: 1700 Potter Shed

RE: 1700 Potter Shed
Tappendorf, Julie

To: 'Steffens, Steven' ; Hamilton, Shawn ; Testin, James
CC: Sciafani, John ; Simon, Adam
Sent On: Thursday, May 19, 2016 11:24:45 AM
Archived On: Thursday, May 19, 2016 11:25:20 AM
Identification Code: eml:c9d5b44f-3d17-4e41-bef0-e3fb68bd5b2d-2147449686

Adam is in office hours today, so I forwarded this to him in case there is any need for follow up.

Julie

Julie A. Tappendorf, Partner

**Ancel
Glink**

140 South Dearborn Street, 6th Floor
Chicago, IL 60603
Direct Dial: 312.604.9187
Telephone:
Fax: 312.782.0943
jt:
www.ancelglink.com



From: Steffens, Steven [mailto:ssteffens@parkridge.us]
Sent: Thursday, May 19, 2016 9:27 AM
To: Hamilton, Shawn; Tappendorf, Julie; Testin, James
Cc: Sciafani, John
Subject: 1700 Potter Shed

Good morning,

Attached for your review is a notice of Failed Building Inspection regarding the shed constructed in the utility easement at 1700 Potter Rd.

Please let me know if you have any comments.

If not, I will forward to the Owner/Applicant via certified mail with a copy by email.

Thank you.



CITY OF PARK RIDGE

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

URL: <http://www.parkridge.us>

DEPARTMENT OF COMMUNITY PRESERVATION AND DEVELOPMENT
BUILDING SAFETY DIVISION

Notice of Failed Building Inspection Report

Sent via: US Postal Mail - Certified Mail Tracking Number
US Postal Mail

Date: May 19, 2016

Re: Notice of Failed Building Inspection Report – Permit # B1501655 – 1700 Potter Rd.,
Park Ridge, IL 60068 – New Shed

Dear Michel Soja (Owner/Applicant),

In regards to your new shed (permit # B1501655) that was built at 1700 Potter Road, Park Ridge, IL, your property has failed inspection. Please see attached Building Inspection Report dated 10/30/2015. ??

You have 30 (thirty) days to comply with this notice.

- Your shed cannot be located in the Utility Easement and per attached Building Inspection Report “electrical overhead service has to be a minimum of 3.5 feet (three and one half feet) over the shed roof.” (NEC 2014 Article 230 Services and COMED RED BOOK 5th Edition Page 26 Service Clearances)
- Your shed exceeds 120 square feet per attached Building Inspection Report.

Your new shed must conform to the International Residential Code 2015, International Fire Code 2015, City of Park Ridge Municipal Codes and Zoning Codes including:

Sheds and Private Greenhouses (section 11, page 16, City of Park Ridge Zoning Code)

“All sheds and private greenhouses shall be subject to all detached accessory buildings and structure regulations in Paragraph A above, in addition to the following:

1. Sheds and private greenhouses are prohibited within the required front, corner side, reverse corner side or interior side yard of any lot. Sheds and private greenhouses must be located three (3) feet from any side or rear lot line.
2. The maximum height of any shed or private greenhouse shall be twelve (12) feet.
3. No shed or private greenhouse shall exceed one hundred twenty (120) square feet.”

Please contact me if you have any questions with this notice at (847)318-5322.

If you need someone from the City of Park Ridge to come out and approve the new location before you relocate the new shed, please contact John Sclafani, Plan Reviewer/Inspector, directly at 847-318-5453.

For final inspection, please contact John Sclafani directly at 847-318-5453.

Regards,



Steven C. Steffens, ALA, LEED AP BD+C
Building Official/Administrator
City of Park Ridge
(847) 318-5322
ssteffens@parkridge.us

CC: File
City of Park Ridge: Attorney, City Manager, CP&D Director

Enclosures: Failed Building Inspection Report (10/30/2015)

From: **Chris P** cmp0714@sbcglobal.net
Subject: **Stoja Shed 1700 Potter Rd. (b15-1655)**
Date: **May 25, 2016 at 11:47 AM**
To: **jtestin@parkridge.us**

Mr. Testin, _____

On 12-16-15, we had a very short meeting in the zoning conference room. You denied any knowledge of any activities regarding Michael and Jessica Stoja's shed at 1700 Potter Park Ridge, II (B15-1655). The shed is in violation of zoning codes section, 11. 4-A.3/0.1/A-4 more violations to follow.

The Stoja's shed permit is valid until Aug. 07, 2016. What actions are to be taken against the Stoja's violation by the City of Park Ridge?

Reply by June 01, 2016.

Eugene Plaza

Sent from my iPad

From: **James Testin** jtestin@parkridge.us
Subject: RE: Stoja Shed 1700 Potter Rd. (b15-1655)
Date: Today at 11:35 AM
To: Christine Plaza cmp0714@sbcglobal.net
Cc: Nicholas Milissis milissis2ndward@gmail.com, Marty Maloney martymaloney@gmail.com, Steven Steffens ssteffens@parkridge.us, John Stefani jstefani@parkridge.us, Joseph Gilmore gilmore@parkridge.us

Mr. Plaza-

Sorry for the delay but I was out of the office. We have continued to notify the owner of the failed permit and have stayed in contact with ComEd. The permit is still valid and the applicant is working to address the issues. I believe our discussion was based on the distance between the height of the structure and the utility lines, which was a building code issue, and the structure originally being referenced as being in an easement, which is reference in the Zoning Ordinance, Section 11.4.A.4. We have received a new survey from the owner showing the structure outside the easement so no letter is necessary from ComEd. As the line is not in an easement but across the owner's property the ball is now in ComEd's court as they must address the line over the structure.

- Jim

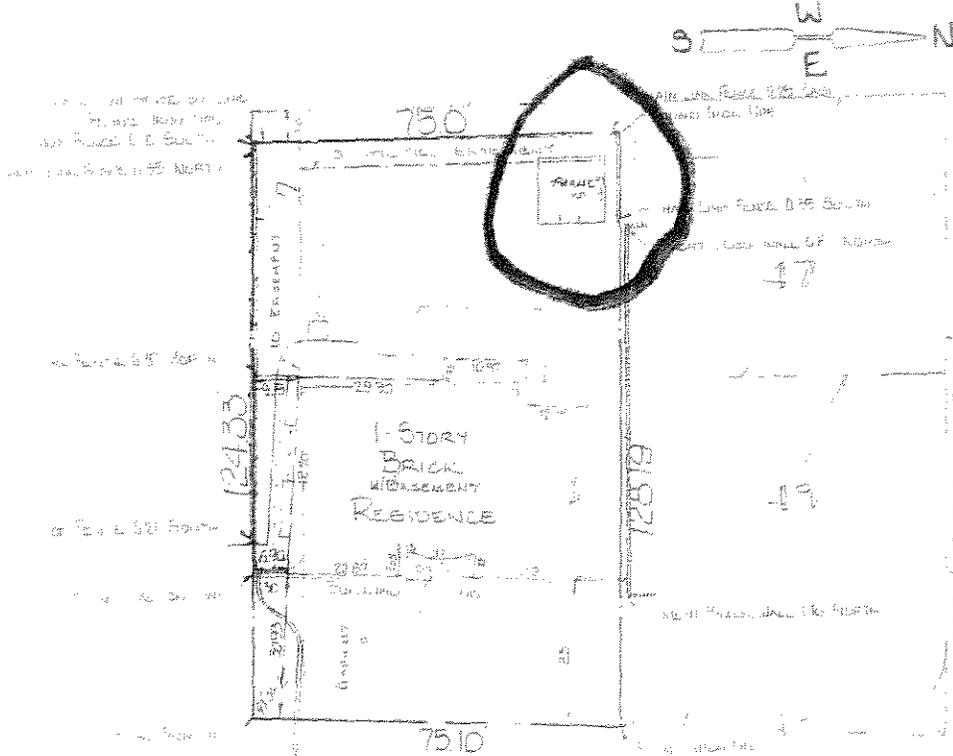
James F. Testin, AICP
Community Preservation and Development Director
City of Park Ridge
847/318-5296
jtestin@parkridge.us

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

From: Christine Plaza [<mailto:cmp0714@sbcglobal.net>]
Sent: Wednesday, May 25, 2016 11:48 AM
To: Testin, James
Subject: Stoja Shed 1700 Potter Rd. (b15-1655)

PLAT OF SURVEY

THE ... OF THE ...
... ...



POTTER ROAD

Order to Demp, Dowd & Meates, Ltd.
Order number OB-1289

Compare the description on this plat with your deed abstract or previous plat. Compare all points before building to plat and report any difference at once. For building line and other construction not shown herein refer to your abstract deed abstract or similar indication.



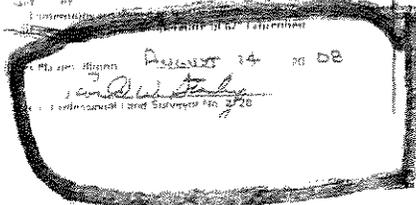
1200 Potter

... ..

State of Illinois
County of Cook

I, R. W. Stanley, certify that the above described plat is a true and correct representation of the same as shown to me by the owner and that the plat herein shown is a true representation of the same as shown to me by the owner.

Witness my hand and seal this 14th day of August, 1928.
R. W. Stanley
Professional Land Surveyor No. 3720



From: milissis2ndward@gmail.com
Subject: Re: Zoning violations- Stoja "Shed" (B15-1655)
Date: May 26, 2016 at 10:51 AM
To: James Testin jtestin@parkridge.us
Cc: Chris P cmp0714@sbcglobal.net, Joseph Gilmore jgilmore@parkridge.us

Jim,

Can you weigh in on this matter and consider sending out another inspector to look into this shed as reported by the next door neighbor Mr. Plaza?

Thank you

Nicholas Milissis

Sent from my iPhone

On May 25, 2016, at 12:57 PM, Christine Plaza <cmp0714@sbcglobal.net> wrote:

Since you are my Alderman, I am notifying you that Michael and Jessica's shed 1700 Potter Rd. Is 48 sq. feet oversize and 22 inches from my property line. The previous inspector's measurements are incorrect. Thus in violation of zoning laws. A re-inspection will determine the legality of Stoja's shed. Respond by June 01, 2016.

Eugene Plaza

From: **Chris P** cmp0714@sbcglobal.net
Subject: **Michael and Jessica Stoja (shed Park ridge, Il)**
Date: **May 25, 2016 at 11:22 AM**
To: **robert.kollar@comed.com**

Mr. Kollar, on May 10, 2016, I spoke to you telephonically regarding Michael and Jessica's shed at 1700 Potter Rd. Park Ridge, Illinois.

You stated and affirmed that, "There are interested partys that want this done!"
Regarding the shed.

What about my interests and rights? Do these "people" have the patent on the Illinois Commerce Rules, Regulations and Laws?

As a customer of Com-Ed I demand a full explanation as to your statement. Reply by June 01, 2016

Eugene Plaza



From: Aaron: Jimenez Aaron.Jimenez@ComEd.com ✓
Subject: Eugene Plaza
Date: May 25, 2016 at 1:40 PM
To: Chris P cmp0714@sbcglobal.net

Mr. Plaza.

Please direct any Information or Data Requests directly to Rebecca Graham rebecca@ragrahamlaw.com and Mark Goldstein mlglawoffices@aol.com

This includes any additional information requested from other persons you may have spoken at ComEd. Once received by our attorneys, we will respond as necessary.

Thank you for your understanding.

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

From: Christine Plaza [<mailto:cmp0714@sbcglobal.net>]
Sent: Wednesday, May 25, 2016 11:31 AM
To: Jimenez, Aaron:(ComEd) ✓
Subject: [EXTERNAL] Michael and Jessica Stoja (shed Park Ridge, IL)

Mr. Jimenez,

On May 10, 2016, we spoke telephonically regarding Michael and Jessica's shed at 1700 Potter Road, Park Ridge, IL.

During the conversation you stated, "We are not taking the shed down." The I.C.C. Complaint that I submitted against Com-Ed never stated anything about "taking the shed down." ↩ *

As a customer of Com-Ed I demand a full explanation by June 01, 2016 as to your statement.

Eugene Plaza

Sent from my iPad

This Email message and any attachment may contain information that is

Aaron Jimenez

Regulatory Specialist
Greater Chicago Area · Utilities

in

391



View Aaron's full profile.
It's free!

View Aaron's full profile

Already on LinkedIn? Sign in

Your colleagues, classmates, and 400 million other professionals are on LinkedIn.

Experience



Regulatory Specialist

ComEd

July 2015 – Present (1 year 1 month) | Greater Chicago Area

Manage formal customer complaints filed with the Illinois Commerce Commission. Supervise outside counsel and serve as company representative before ICC Administrative Law Judges on docketed complaint cases for status, pre-hearing conference, and evidentiary hearing. Investigate merits of complaints, coordinate with various business units to properly defend through hearing or negotiate reasonable settlement.



Attorney at Law

Chicago Legal Clinic

October 2014 – June 2015 (9 months) | Greater Chicago Area

Represent clients in a wide range of immigration matters, including family-based petitions, applications for permanent residence, domestic violence and VAWA self-petitions.

Counsel and represent clients on all aspects of family law including litigation of contested matters and the settlement of divorce proceedings, support and parenting arrangements, paternity proceedings, and child custody and visitation matters

From: **Chris P** cmp0714@spcglobal.net
Subject: Overdue F.O.I.A. Request - Ref #B15-1655
Date: Today at 4:22 PM
To: Cheryl Peterson cpeterso@perkridge.com

I am requesting an updated status of Mr. Stoja's structure - shed (#B15-1655) that was built on Commonwealth Edison's easement. F.O.I.A. previously sent with no reply.

Please respond by close of business Tuesday, May 24, 2016.

Eugene J. Plaza
Sent from my iPad

From: Chris P cmp0714@sbcglobal.net
Subject: Michael Stoja shed (B15-1655)
Date: May 26, 2016 at 4:05 PM
To: jtestin@parkridge.us
Cc: martymaloney@gmail.com, bhennema@parkridge.us, millissis2ndward@gmail.com

Sir. To quote Insp. John Sclafani on July 30, 2015 email to Michael Stoja (B15-1655) 1700 Potter Road Park Ridge, "120 ft. (i.e. 10 x 12) is the max you can build a new shed.. So you will have to change your original application permit...letter from Com-Ed permission to encroach your shed in their 5 ft easement." These provisions were never met by Mr. Stoja.

On December 16 2015, I showed you pictures of the shed as well as dimensions. You stated that you knew nothing of it's construction and stated, "This is going to be difficult to change!"

On May 10th 2016, I spoke to Robert Kollar Mgr. of Com-Ed by phone. He stated, "There are interested parties that want it done." Meaning Mr. Stoja's shed. Again, on May 10th 2016 I spoke to Aaron Jimenez, Regulatory Projects of Com-Ed and he stated, "We are not going to take the shed down." I was not aware that Mr. Jimenez and Mr. Kollar are employed by the City of Park Ridge. Legal consequences and ramifications are enormous. What is to follow? Respond by June 01 2016. _____

Eugene Plaza

6/8/2016

FW: Telephone Call Summary(27May2016) - B1501655 - 1700 Potter Rd - Shed

FW: Telephone Call Summary(27May2016) - B1501655 - 1700 Potter Rd - Shed
Sclafani, John

To: Hamilton, Shawn ; jtappendorf@ancelglink.com ; Testin, James
CC: Steffens, Steven
Sent On: Friday, May 27, 2016 10:27:07 AM
Archived On: Friday, May 27, 2016 10:27:49 AM
Identification Code: eml:c9d5b44f-3d17-4e41-bef0-e3fb68bd5b2d-2147435340
Attachments: [DOC300.pdf \(88 KB\)](#)

FYI

From: Sclafani, John
Sent: Friday, May 27, 2016 10:27 AM
To: [redacted]
Cc: Steffens, Steven <ssteffens@parkridge.us>; Duikoski, Adrienne <adulkoski@parkridge.us>; Golden, Mary <mgolden@parkridge.us>
Subject: Telephone Call Summary(27May2016) - B1501655 - 1700 Potter Rd - Shed

Hi Mr. Stoja,

Thank you for the call today. The City of Park Ridge understands you are in receipt of the letter sent from Steve Steffens, Building Administrator, dated May 19, 2016 (see attached PDF).

Per our discussion today:

Follow the letter as stated in the attached document.

In addition, I understand your argument that:

A. "the shed is not encroaching into the utility easement."

City of Park Ridge response: Please provide an updated survey from an Illinois licensed survey company to prove this argument. The existing survey from 2008 is not acceptable.

B. "The overhead is not touching the shed any longer and ComEd says it is Ok."

City of Park Ridge response: per attached letter – 3.5feet above shed required.

C. "overhang on shed should not be part of calculation of square footage of shed."

City of Park Ridge response: have your survey company on the new plat show shed area and overhang area so it can be distinguishable.

D. "ComEd is working on a new pole for the neighbor adjacent to you. The neighbor has one more appeal left in July."

City of Park Ridge response: please follow the letter as stated in the attached document from Steve Steffens and provide the new plat of survey.

Regards,

**FW: update (7June2016) - RE: Telephone Call Summary(27May2016) - B1501655 - 170
0 Potter Rd - Shed**
Sclafani, John

To: Testin, James
CC: Steffens, Steven ; Hamilton, Shawn ; jtappendorf@anceglink.com ; Golden, Mary
Sent On: Tuesday, June 07, 2016 10:44:50 AM
Archived On: Tuesday, June 07, 2016 10:45:17 AM
Identification Code: eml.0c15345f-6eae-44a2-bc4e-8fcdbf01d658-2147473612
Attachments: [1700 potter updated plat of survey.pdf \(57 KB\)](#)
[DOC300.pdf \(88 KB\)](#)

FYI

From: Sclafani, John ✓
Sent: Tuesday, June 07, 2016 10:43 AM
To: ✓
Cc: Steffens, Steven; Dulkoski, Adrienne; Golden, Mary
Subject: update (7June2016) - RE: Telephone Call Summary(27May2016) - B1501655 - 1700
Potter Rd - Shed

Hi Mr. Stoja,

* The City of Park Ridge is in receipt of the above attached survey dated June 2, 2016 by Ronald W. Stanley, Professional Land Surveyor, R.W. Stanley and Assoc., State of Illinois. ~~_____~~

Thank you for providing the new plat of survey.

Based on Mr. Steffens letter (see attached) and your new plat of survey:

* You have submitted proof that your new shed is not in the utility 5' (foot) easement. ~~_____~~

You have also submitted proof that your shed size as outlined in the new plat of survey measuring 11.7' x 9.6' (112.3 square feet) conforms to the City of Park Ridge Zoning Code (Section 11, page 16):

Section 11.4 ACCESSORY BUILDINGS, STRUCTURES AND USES

O Sheds and Private Greenhouses

3 No shed or private greenhouse shall exceed one hundred twenty (120) square feet

* If you need additional time to conform with the overhead clearance of the utility lines of 3.5' (feet), please send a written letter requesting an extension to Steven Steffens, City of Park Ridge Building Administrator.

Regards,

update (7 June 2016) - RE: Telephone Call Summary(27 May 2016) - B1501655 - 1700 Potter Rd - Shed ✓
Sclafani, John ✓

To: ✓
CC: Steffens, Steven ; Dulkoski, Adrienne ; Golden, Mary ✓
Sent On: Tuesday, June 07, 2016 10:43:08 AM
Archived On: Tuesday, June 07, 2016 10:43:45 AM
Identification Code: eml:0c15345f-6eae-44a2-bc4e-8fcdbf01d658-2147473621
Attachments: [1700 potter updated plat of survey.pdf \(57 KB\)](#)
[DOC300.pdf \(88 KB\)](#)

Hi Mr. Stoja, ✓

The City of Park Ridge is in receipt of the above attached survey dated June 2, 2016 by Ronald W. Stanley, Professional Land Surveyor, R.W. Stanley and Assoc., State of Illinois

Thank you for providing the new plat of survey.

Based on Mr. Steffens letter (see attached) and your new plat of survey:

You have submitted proof that your new shed is not in the utility 5'(foot) easement.

You have also submitted proof that your shed size as outlined in the new plat of survey measuring 11.7'x9.6' (112.3 square feet) conforms to the City of Park Ridge Zoning Code (Section 11, page 16):

Section 11.4 ACCESSORY BUILDINGS, STRUCTURES AND USES

O. Sheds and Private Greenhouses

3. No shed or private greenhouse shall exceed one hundred twenty (120) square feet.

If you need additional time to conform with the overhead clearance of the utility lines of 3.5' (feet), please send a written letter requesting an extension to Steven Steffens, City of Park Ridge Building Administrator.

Regards,
John Sclafani

From: Sclafani, John
Sent: Friday, May 27, 2016 10:27 AM
To:
Cc: Steffens, Steven; Dulkoski, Adrienne; Golden, Mary
Subject: Telephone Call Summary(27 May 2016) - B1501655 - 1700 Potter Rd - Shed

Hi Mr. Stoja,

FW: Update (7June2016) - RE: distance from new shed to the side lot line - B1501655 - 1700 Potter Rd - Shed
Sclafani, John

To: Testin, James
CC: jtappendorf@ancelglink.com ; Golden, Mary ; Gilmore, Joseph
Sent On: Tuesday, June 07, 2016 2:37:00 PM
Archived On: Tuesday, June 07, 2016 2:37:52 PM
Identification Code: eml:0c15345f-6eae-44a2-bc4e-8fcd6f01d658-2147472908
Attachments: 1700 potter updated plat of survey received 7June2016.pdf (73 KB)

FYI

From: Sclafani, John
Sent: Tuesday, June 07, 2016 2:35 PM
To: '
Cc: Dulkoski, Adrienne; Steffens, Steven; Golden, Mary
Subject: Update (7June2016) - RE: distance from new shed to the side lot line - B1501655 - 1700 Potter Rd - Shed

Hi Mr. Stoja,

The City of Park Ridge is in receipt of the attached updated plat of survey from your survey company showing the distances of the new shed to the lot lines.

Regards,

John

From: Sclafani, John
Sent: Tuesday, June 07, 2016 11:33 AM
To: '
Cc: Dulkoski, Adrienne; Steffens, Steven; Golden, Mary
Subject: distance from new shed to the side lot line - B1501655 - 1700 Potter Rd - Shed

Hi Mr. Stoja,

Please forward this email and attachment to your survey company:

Please provide the City of Park Ridge a new Plat of Survey showing the distances from the shed corners to the side lot line. Please see attached plat with "X" markings.

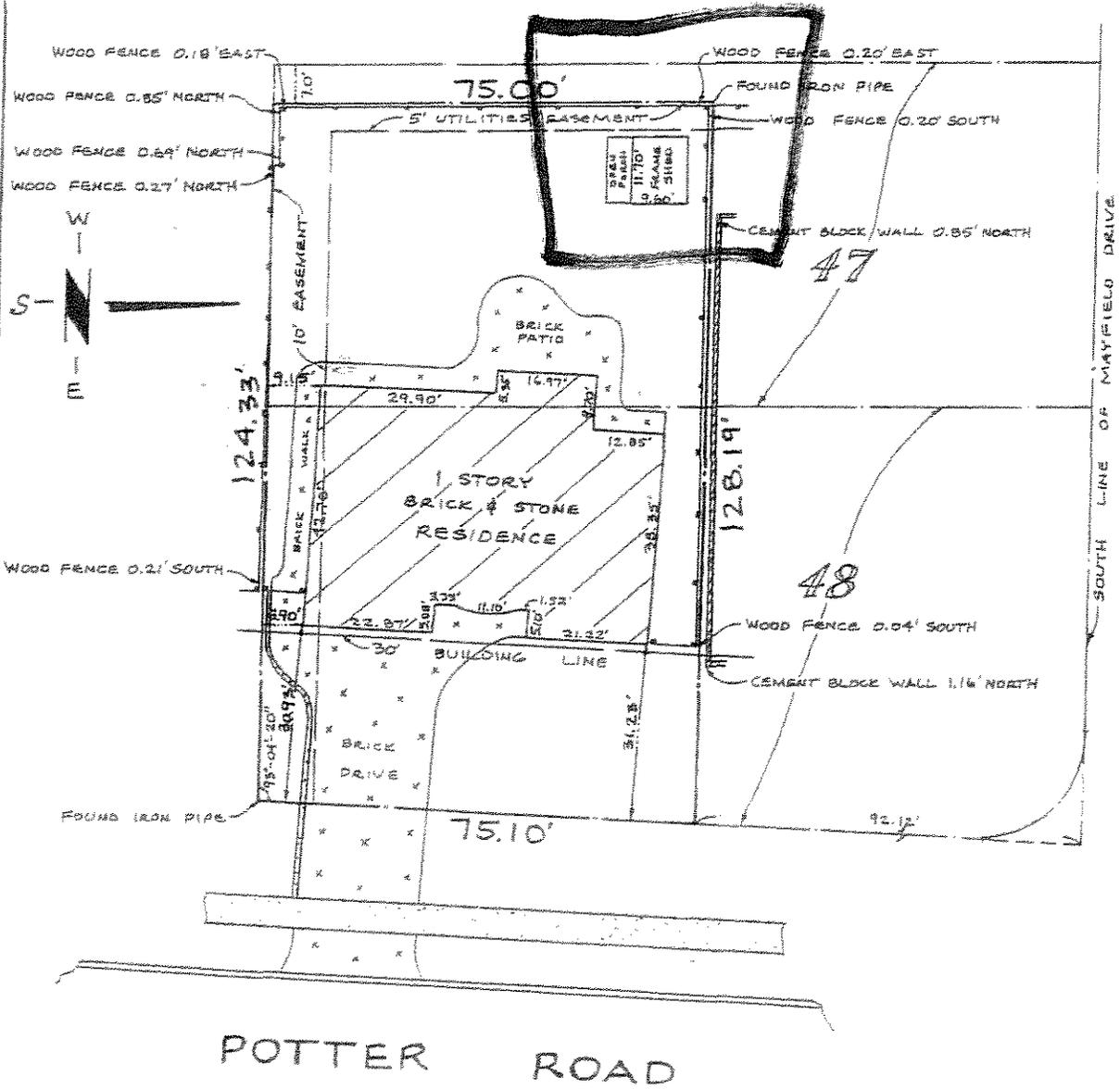
Regards

PLAT OF SURVEY

RECEIVED
JUN 06 2016

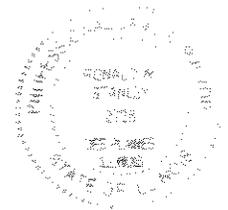
THE SOUTH 75 FEET OF LOTS 47 AND 48, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE, EXCEPT THE WEST 7 FEET OF SAID LOT 47 IN MAYFIELD, BEING A SUBDIVISION OF THE NORTH 35 ACRES OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MORE COMMONLY KNOWN AS: 1700 POTTER ROAD, PARK RIDGE, ILLINOIS



Scale 1 inch equals 20 feet
Ordered by MICHAEL STONIA
Order number 16-1180

Note
Compare the description on this plat with your deed abstract or certificate of title. Also compare all points before building by same and report any difference at once. For building line and other restrictions not shown herein refer to your abstract, deed, contract, or zoning ordinance.



This Professional Service conforms to the highest standards of accuracy and boundary survey.

State of Illinois 55
County of Cook

I, Ronald W. Stanley, hereby certify that the above described property has been surveyed and that the plat hereon is a correct representation of said survey. All dimensions are shown in feet and decimal parts thereof and are corrected to a temperature of 62° Fahrenheit.

Des Plaines, Illinois JUNE 2 20 16

Ronald W. Stanley
Illinois Professional Land Surveyor
License expires 11.30.16

From: **Chris P** cmp0714@sbcglobal.net
Subject: **Re: Stoja Shed 1700 Potter Rd. (b15-1655)** 6-10-2015
Date: Today at 3:56 PM
To: **James Testin** jtestin@parkridge.us
Cc: **Nicholas Milissis** milissis2ndward@gmail.com, **Marty Maloney** martymaloney@gmail.com, **Steven Steffens** ssteffens@parkridge.us, **John Stefani** jsclafani@parkridge.us, **Joseph Gilmore** jgilmore@parkridge.us

Mr Testin - My opinion of your character does not preclude you from enforcing the zoning regulations 10X12 and doing your job as an employee of Park Ridge.
Eugene Plaza

Sent from my iPad

On Jun 9, 2016, at 2:40 PM, Testin, James <jtestin@parkridge.us> wrote:

Mr. Plaza-

The owner has submitted documentation from a certified surveyor showing the structure is outside the easement which addresses those items you reference.

This is simply a statement of fact that I wanted you to know. You may not like what they submitted or your neighbors but that is no reflection on my moral character. Because of the personal nature of your statements, and it is clear you would not accept any response I may send, I see no reason to reply further after this.

- Jim

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

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

From: Christine Plaza [<mailto:cmp0714@sbcglobal.net>]

Sent: Thursday, June 09, 2016 12:15 PM

To: Testin, James

Cc: Milissis, Nicholas; Maloney, Marty; Steffens, Steven; Sclafani, John; Gilmore,

From: Chris P cmp0714@sbcglobal.net
Subject: Re: Stoja Shed 1700 Potter Rd. (b15-1655)
Date: Today at 12:15 PM
To: James Testin jtestin@parkridge.us
Cc: Nicholas Milissis milissis2ndward@gmail.com, Marty Maloney martymaloney@gmail.com, Steven Steffens ssteffens@parkridge.us, John Stefani jsclafan@parkridge.us, Joseph Gilmore jgilmore@parkridge.us

Mr Testin:

Please reference the following emails on public record.

1) July 30, 2015

John Sclafani to Dale Engebretson with forward to Michael Stoja
...call ComEd...ask them for a letter to encroach your shed in their 5 foot
easement.

2) July 30, 2015

John Sclafani to Michael Stoja
Homeowner to contact ComEd and get written approval to put shed in ComEd
easement

3) Dec 18, 2015

James Testin to Michael Stoja
Since ComEd has been made aware of the issue and the existence of the utility
easement they are copied

4) Mar 14, 2016

Carlo Cavallaro to Shawn Hamilton
...the shed is also encroaching 1 foot on our easement...

5) Mar 21, 2016

Carlo Cavallaro to Shawn Hamilton who forwarded to Mr Testin
...we are getting pressure from the shed owner...if we continue to see pressure we
can
remind them that their shed is encroaching on our easement

6) May 2, 2016

John Sclafani to Robert Kollar, ComEd
The city of Park Ridge is requesting a letter from ComEd for approval on a shed
that was built in the utility easement at 1700 Potter, Park Ridge

7) May 3, 2016

Carlo Cavallaro to Shawn Hamilton
If the real estate dept does not approve the shed, they most likely will not, what is
the solution?

From: Chris P cmp0714@sbcglobal.net
Subject: Re: Stoja Shed 1700 Potter Rd. (b15-1655)
Date: Today at 3:37 PM

6-16-2016

To: James Testin jtestin@parkridge.us
Cc: Nicholas Milissis milissis2ndward@gmail.com, Marty Maloney martymaloney@gmail.com, Steven Steffens ssteffens@parkridge.us, John Stefani jsclafan@parkridge.us, Joseph Gilmore jgilmore@parkridge.us

Sir, I can establish proof positive (photos and emails) that Michael and Jessica's shed (B15-1655/indoor hot tub) still encroaches on ComEd's easement. The Stojas concealed the exposed shed's foundation with soil. Photos to arrive June 20/21 2016 with more to follow. The newly submitted survey by the Stojas only shows the surface of the structure, not what is beneath it.

It also appears that an influential ComEd official may be involved in this shed scam

Eugene J. Plaza

Sent from my iPad

On Jun 9, 2016, at 2:40 PM, Testin, James <jtestin@parkridge.us> wrote:

Mr. Plaza-

The owner has submitted documentation from a certified surveyor showing the structure is outside the easement which addresses those items you reference.

This is simply a statement of fact that I wanted you to know. You may not like what they submitted or your neighbors but that is no reflection on my moral character. Because of the personal nature of your statements, and it is clear you would not accept any response I may send, I see no reason to reply further after this.

- Jim

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



**FOUNDATION OF STRUCTURE
STILL EXISTS UNDER SOIL**



THE SURVEYORS CAN'T MEASURE
WHAT THEY DON'T SEE — V V



THE FOUNDATION OF THE STRUCTURE
IS OBSCURED BY THE SOIL THAT
COVERS IT. THE NEW PLAT SURVEY OF
JUNE 2016 IS BASED ON THE ABOVE PICTURE,
(DIRT COVER-UP) WHICH MICHAEL STOJA
CREATED ON OR ABOUT AUG. 2015. THE
ENCROACHMENT ON COM-ED'S EASEMENT
IS AS IT WAS. NOTHING HAS
CHANGED, INCLUDING THE
STRUCTURE.

PHOTO TAKEN ON OR ABOUT
SEPT. 2015

1700 POTTER
PARK RIDGE-
MR. STOJA
INSTALLED 5
FOOT FRONT
GATE AS
REQUIRED FOR
INDOOR HOT-
TUB-

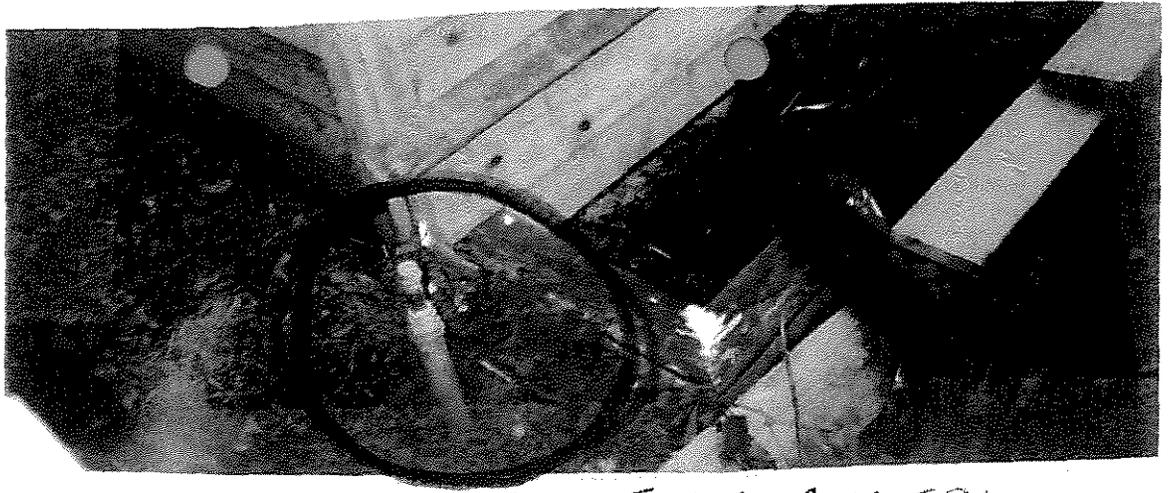


MAY 2015

SOIL USED
TO COVER-
UP EXISTING
STRUCTURE
FOUNDATION
ON CON-ED
EASEMENT



ON OR ABOUT SEPT. 2015



ANOTHER ENCROACHMENT ON COM ED'S EASEMENT
IS A PIPE OF UNKNOWN ORIGIN- IS IT AN ELECTRICAL,
GAS OR WATER OUTLET -



ARROW POINTS TO ORIGINAL
ENCROACHMENT OF COM ED'S
EASEMENT BEFORE MICHAEL
STOJA CONCEALED THE
AREA WITH DIRT -

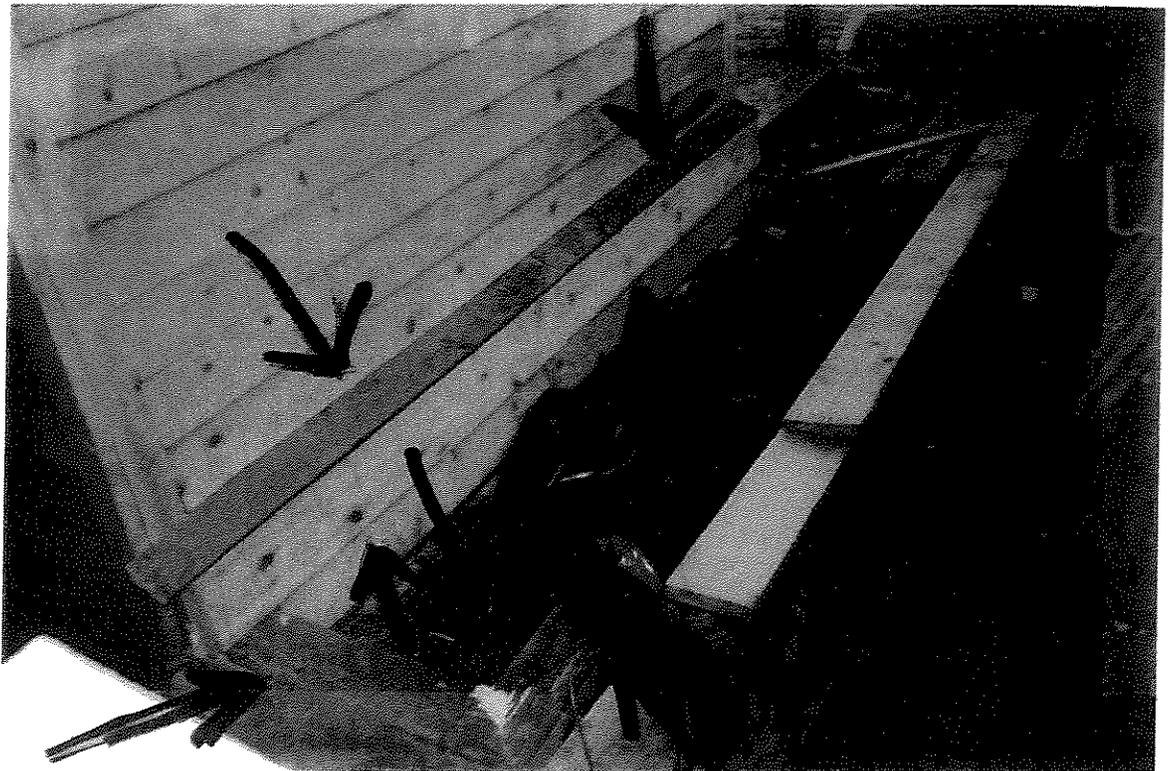


ON OR ABOUT AUG. 2015

LUMBER ATOP OF FOUNDATION
SUPPORTING SHED. SLEDGE
HAMMER USED TO POUND
SUPPORTING BEAMS INTO
FOUNDATION PLACE. CURRENTLY
THIS SECTION IS UNDER SOIL.



**FOUNDATION OF STRUCTURE
STILL EXISTS UNDER SOIL**



THE SURVEYORS CAN'T MEASURE
WHAT THEY DON'T SEE — V V



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STRUCTURE.

PHOTO TAKEN ON OR ABOUT
SEPT. 2015



CELESTE WILLIAMS
OF COM-ED STATED POLE
WOULD BE LOCATED WHERE
RED MARKER IS—

1700 POTTER
PARK RIDGE-
MR. STOJA
INSTALLED 5
FOOT FRONT
GATE AS
REQUIRED FOR
INDOOR HOT-
TUB-

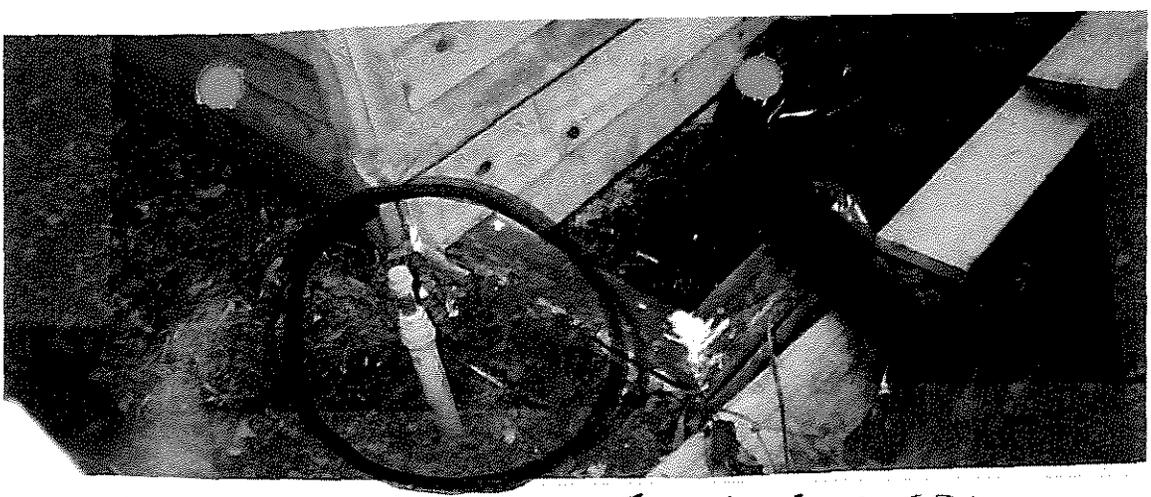


MAY 2015

SOIL USED
TO COVER-
UP EXISTING
STRUCTURE
FOUNDATION
ON COM-ED
EASEMENT



ON OR ABOUT SEPT. 2015



ANOTHER ENCROACHMENT ON COM-ED'S EASEMENT
IS A PIPE OF UNKNOWN ORIGIN- IS IT AN ELECTRICAL,
GAS OR WATER OUTLET -



ARROW POINTS TO ORIGINAL
ENCROACHMENT OF COM-ED'S
EASEMENT BEFORE MICHAEL
STOJA CONCEALED THE
AREA WITH DIRT -