

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : October 10, 2023 **(BOT) Date:** October 19, 2023

SUBJECT: Downtown Improvement & Renovation Grant: 244 E. St. Charles Road (Lombard Veterinary Hospital)

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development *WH*

BACKGROUND/POLICY IMPLICATIONS:

The Community Development Department received an application for the Downtown Improvement and Renovation Grant Program (also known as the Facade Grant Program) for 244 E. St. Charles Road which is the former and future location of the Lombard Veterinary Hospital. The Applicant is seeking to relocate an overhead electrical transmission line which current bisects the property. The relocated line will be buried and will be constructed based upon their approved plan set. The property is located within the St. Charles Road – TIF 1 West District.

The ECDC recommended approval of this grant request by a unanimous vote. Please place the attached Resolution on the October 19, 2023 Board of Trustees agenda for approval.

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director _____ Date _____
Village Manager _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development *WJH*

MEETING DATE: October 19, 2023

SUBJECT: **Downtown Improvement & Renovation Grant; 244 E. St. Charles Road
(Lombard Veterinary Hospital)**

Please find the following items for Village Board consideration as part of the October 19, 2023 Board meeting:

1. Economic and Community Development Committee (ECDC) memo; and
2. A Resolution Approving a Downtown Improvement and Renovation Grant for the Property Commonly Known As 135 S. Main Street.

The Community Development Department received an application for the Downtown Improvement and Renovation Grant Program (also known as the Facade Grant Program) for 244 E. St. Charles Road which is the former and future location of the Lombard Veterinary Hospital. The Applicant is seeking to relocate an overhead electrical transmission line which current bisects the property. The relocated line will be buried and will be constructed based upon their approved plan set. The property is located within the St. Charles Road – TIF 1 West District.


The total cost of the ComEd portion of the relocation work is \$89,619.95 and is grant eligible up to **\$44,809.97** (i.e., up to 50% of the eligible project costs; not to exceed \$50,000).

The ECDC recommended approval of this grant request by a unanimous vote. Please place the attached Resolution on the October 19, 2023 Board of Trustees agenda for approval.



MEMORANDUM

TO: Trustee Puccio, Chairperson
Economic and Community Development Committee

FROM: William J. Heniff, AICP, Director of Community Development 

MEETING DATE: October 9, 2023

SUBJECT: **Downtown Improvement & Renovation Grant: 244 E. St. Charles Road (Lombard Veterinary Hospital)**

The Community Development Department has received an application for the Downtown Improvement and Renovation Grant Program (also known as the Façade Grant Program) for the Lombard Veterinary Hospital (Lombard Vet) located at 244 E. St. Charles Road.

Lombard Vet has operated at 244 E. St. Charles Road since the late 1950s. The existing vet hospital building sustained significant damage during a storm in the summer of 2020. In addition to 244 E. St. Charles, the petitioner owns the vacant property north of the existing vet hospital and has also acquired the property at 300-376 E. St. Charles Road (former icehouse building). The applicant is redeveloping the entire subject property with an expanded veterinary hospital plus a second 2,400 square-foot building for future commercial use. In 2022, the applicant applied to the Plan Commission for zoning entitlements to allow for the redevelopment of the property as proposed. The Village Board approved the zoning petition in early 2023.

As of late September, work is underway on the redevelopment of the subject property. The Village issued permits for the demolition of the existing structures (244, 300, 376 E. St. Charles) in Summer 2023. On-site demolition work began the week of September 25, 2023. Also the week of September 25, the Village issued the permit for site work and construction of the new vet hospital building. This work will begin once demolition activities are complete.

The redevelopment of the site will include removing overhead power lines and installing underground electrical service on the subject property. Lombard Vet has applied for a Downtown Improvement and Renovation Grant to cover part of the cost of this site improvement.

GRANT REQUEST ELEMENTS

The property is in the St. Charles TIF 1 – West District. This type of work is generally deemed TIF eligible through State Statutes (Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-3(q)), referencing construction of public works or improvements. The applicant submitted an application for a Renovation & Improvement Grant request to cover some of the costs associated with relocation of the existing ComEd line that bisects the property (cost of \$89,619.95). While the applicant could have also applied for an economic incentive and to formulate an economic incentive agreement, utilizing the established parameters of the existing

grant program provides a more straightforward and established approach to considering the grant request. In this context, staff is reviewing this request in the context of requisite utility site work (i.e., up to 50% of costs, not to exceed \$50,000). A like approach was previously taken for the Brust Funeral Home engineering and parking lot improvements that were done in 2022 to address blockwide drainage issues.

Work associated with this request will include removal of the existing overhead power lines running across the site on the north side of the former vet hospital and installation of a transformer and underground electric service to serve the new vet hospital. This work is depicted on the attached plans.

ComEd transmitted the applicant an advance payment bill for the proposed scheduled work, so it is a known cost. The attached plans show the existing condition and the utility burial of about 400' of the relocated utility line. The contractor will install the conduit while ComEd will coordinate/undertake the feed work. Following the intent of the grant parameters, the property/project would receive up to a fifty percent matching grant on eligible costs, with the grant amount capped at \$50,000. The grant applicant has submitted the ComEd workorder showing the cost of the work to be \$89,619.95. At 50%, the applicant is eligible to receive up to **\$44,809.97**.

ComEd is the sole source electrical service company in the Village and as such, the need for three contractor quotes is not applicable or necessary.

Staff is supportive of the request for the following reasons:

1. The grant would help address a recognized site-specific development activity on a site within an established district. This issue presents a challenge specific to this property and the lack of relocating the electric line would pose site redevelopment challenges or otherwise would result in the proposed site plan to be relocated further north, potentially creating neighborhood compatibility concerns.
2. Like any other façade enhancement, burial of overhead electrical service lines can increase the visual aesthetic in the TIF District.

COMMITTEE ACTION REQUESTED

This item is being placed on the October 9, 2023 ECDC agenda for consideration. Staff recommends that the ECDC recommend approval to the Village Board for the requested Downtown Renovation and Improvement Grant being sought for the property at 244 E. St. Charles Road for an amount up to **\$44,809.97**. As this request is over \$10,000, it requires final approval from the Village Board of Trustees. Said recommendation is subject to the following conditions:

1. Permits must be applied for and received for all of the work. Any required inspections shall pass.

October 9, 2023
244 E. St. Charles Road
Page 3

2. Work shall be complete one year from the date of approval by the ECDC.
3. Before the grant can be paid out, Lombard Vet shall submit a final receipt (showing the project is paid in full), waivers of lien from contractors (if applicable), and an IRS W-9 form (also if necessary).
4. After the grant money is paid, Lombard Vet shall display the Village window sign acknowledging they received a grant.

VILLAGE OF LOMBARD
DOWNTOWN IMPROVEMENT AND RENOVATION GRANT
PROGRAM PRE-APPLICATION

1. A. Building Address and Description: 244 E ST CHARLES RD
Lombard IL 60148
B. Property Identification Number (PIN): 0608106011
C. Legal Description of Property: 244 - 376 E. ST CHARLES Rd
Lombard IL 60148

2. A. Owners Name: Greg + Georgie Ludwig
B. Owners Address: 321 Highridge Rd
Lombard IL 60148
C. Phone (daytime): 630) 607-9737

3. Current Tenant, Building Address, Lease Terms, and Description of Business: (use additional paper if necessary)
A. Building a new facility 244 - 376 ST CHARLES Rd
B. _____
C. _____

4. Proposed Improvements and Renovations: _____
NEW Building

5. Plans/Drawings Prepared by: Should Have Plans
A. Name: RWE Design Build

B. Address: 1303 Ogden Ave
Downers Grove IL 60515

C. Phone (daytime) (630) 734-0883

D. Estimated Cost of the Improvement and Renovation: \$ 500,000+

6. Statement of Understanding:

- A. The applicant (undersigned) agrees to comply with the guidelines and procedures of the Downtown Improvement and renovation Grant Program and the specific design recommendation of the Director of Community Development.
- B. The applicant must submit detailed cost documentation, copies of building permits, prevailing wage acknowledgement form and all contractors' waivers of lien upon completion of work.
- C. The applicant, owners, and all contractors must comply with all federal and local regulations.

Business Owner Signature *Maryanne July* Date 9/26/2023
Mark Olan 9/26/23
Property Owner Signature *Maryanne July* Date 9/26/2023

Please return application to:
Village of Lombard
Community Development Department
255 E. Wilson Ave., Lombard, IL 60148
630-620-5749

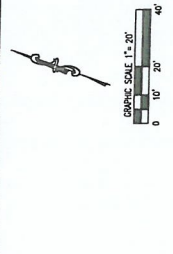
NO	DATE	REVISIONS
1	11/17/2023	ISSUED FOR APPROVAL/PLAN
2	04/18/2024	ISSUED FOR APPROVAL/PLAN
3	06/19/2023	ISSUED FOR APPROVAL/PLAN
4	06/19/2023	ISSUED FOR APPROVAL

ADVANTAGE
 CONSULTING ENGINEERS
 80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
 630-522-2627
 WWW.ADVANTAGE.IL

GEOMETRIC PLAN
 LOMBARD VETERINARY HOSPITAL
 244 E ST. CHARLES ROAD
 LOMBARD, ILLINOIS 60148

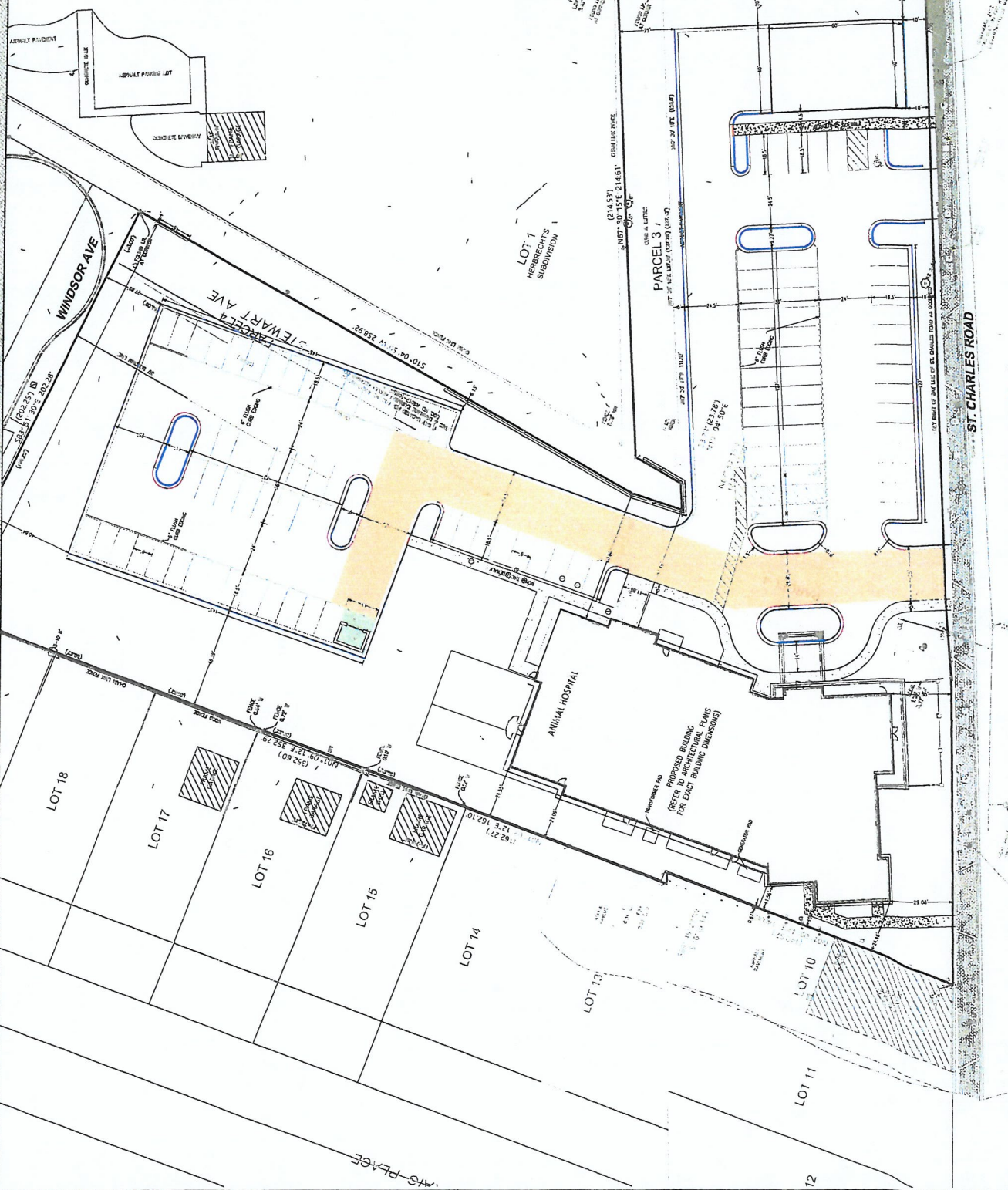
RME
 1303 OGDEN AVENUE
 DOWNERS GROVE, ILLINOIS 60515

AUGUST 05, 2023
 JOB: 22-017
 SHEET:
 L1
 5 OF 18

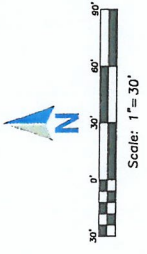


- CURB LEGEND (COLOR CODED):**
- MULTI CURB & CURBS
 - EXPANDED CURB OR
 - CONCRETE CURB
 - PICK CURBS
 - PICK CURBS
 - PICK CURBS
 - WHEEL STOP
- SOIL LEGEND:**
- ROADWAY FINISH BY END THE YEAR

- NOTES:**
1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
 2. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE LICENSED BY THE VILLAGE OF LOMBARD.
 3. ALL CURBS, CONCRETE MUST BE AT LEAST 3" BELOW FINISH GRADE.
 4. ELECTRIC WIRING FOR LIGHT FIXTURES SHALL BE IN EITHER 4" RIGID STEEL CONDUIT OR 1" HDPE DENSITY POLYETHYLENE.
 5. ALL PAVEMENT MARKINGS SHALL BE PAINT.



Copyright © 2023, Advantage Consulting Engineers, LLC



PLANT SCHEDULE

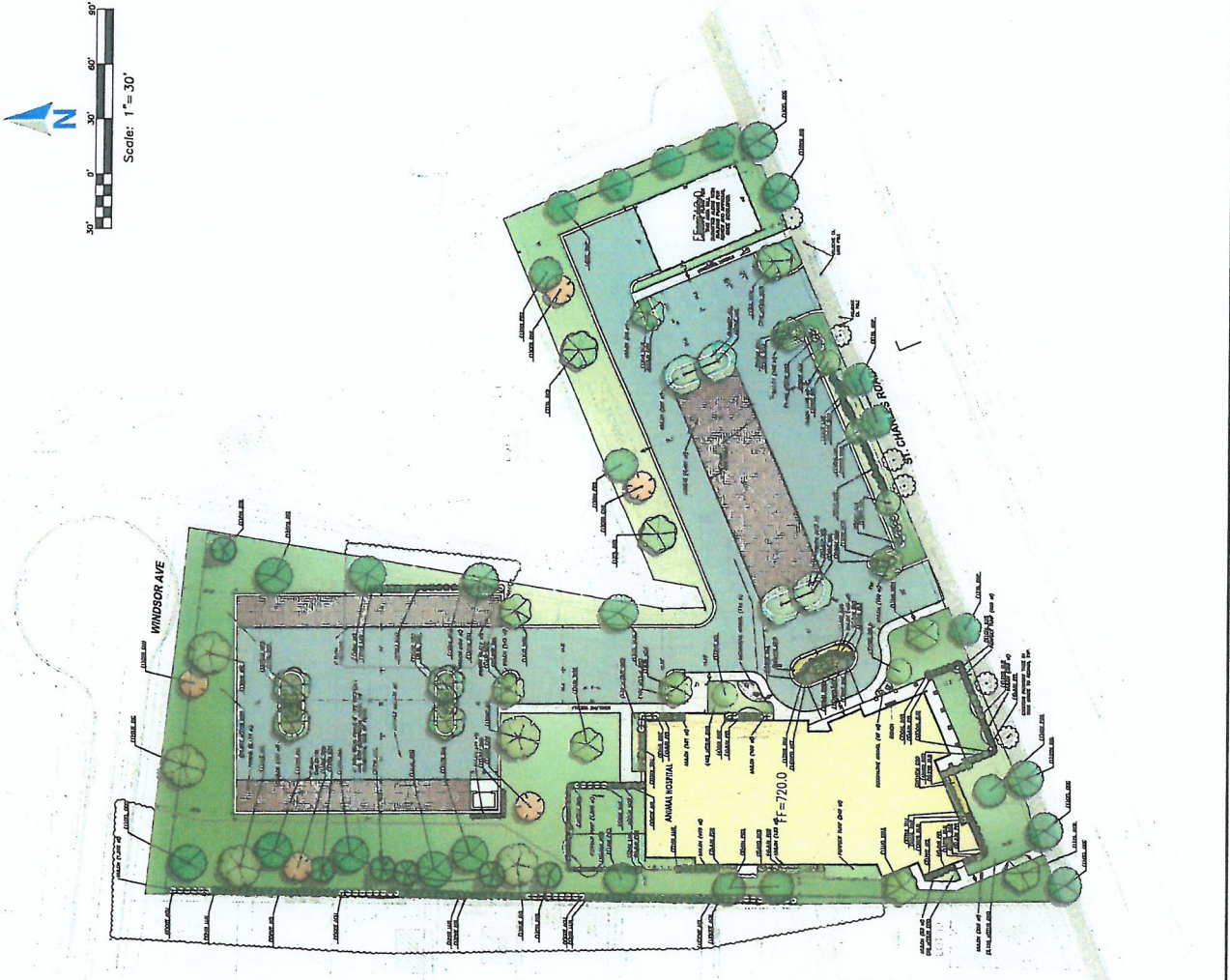
SYMBOL	PLANT NAME	SIZE	QUANTITY
1	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
2	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
3	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
4	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
5	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
6	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
7	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
8	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
9	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
10	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
11	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
12	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
13	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
14	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
15	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
16	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
17	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
18	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
19	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
20	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
21	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
22	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
23	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
24	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
25	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
26	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
27	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
28	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
29	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
30	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
31	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
32	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
33	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
34	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
35	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
36	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
37	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
38	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
39	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
40	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
41	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
42	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
43	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
44	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
45	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
46	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
47	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
48	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
49	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100
50	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2.00' x 3.00'	100

SITE MATERIALS SCHEDULE

SYMBOL	MATERIAL NAME	QUANTITY
1	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	2,804 SF
2	GRASS: PERENNIAL / COMMON NAME: BLUEGRASS	129 SF
3	MULCH	3,889 SF
4	GRAVEL	34,317 SF
5	PAVING	8,827 SF

LANDSCAPE NOTES:

1. ALL PLANT MATERIALS SHOWN ON THIS PLAN SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS SET FORTH IN THE PLANT SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS SET FORTH IN THE PLANT SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. ALL LANDSCAPE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS SET FORTH IN THE PLANT SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS SET FORTH IN THE PLANT SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
8. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS SET FORTH IN THE PLANT SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



UNEN GROUP
ARCHITECTURE
LAND PLANNING
LANDSCAPE ARCHITECTURE
1000 GRAND PAVANWAY SUITE 110
DOWNSBORO, OHIO 43015
PHONE: 614.291.1000
WWW.UNENGROUP.COM

RWE DESIGN BUILD
20000 COLUMBIANA BLVD
DOWNSBORO, OHIO 43015
PHONE: 614.291.1000
WWW.RWEDESIGNBUILD.COM

LOMBARD VETERINARY HOSPITAL
244 E. ST. CHARLES RD.
LOMBARD, IL 60148

STEVENSON GREGORY ARCHITECTS
1000 GRAND PAVANWAY SUITE 110
DOWNSBORO, OHIO 43015
PHONE: 614.291.1000
WWW.SGARCHITECTS.COM

2018 0185
DATE: 01-25-2022
SSG
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

LANDSCAPE PLAN
SHEET NO. 101

L-1.0

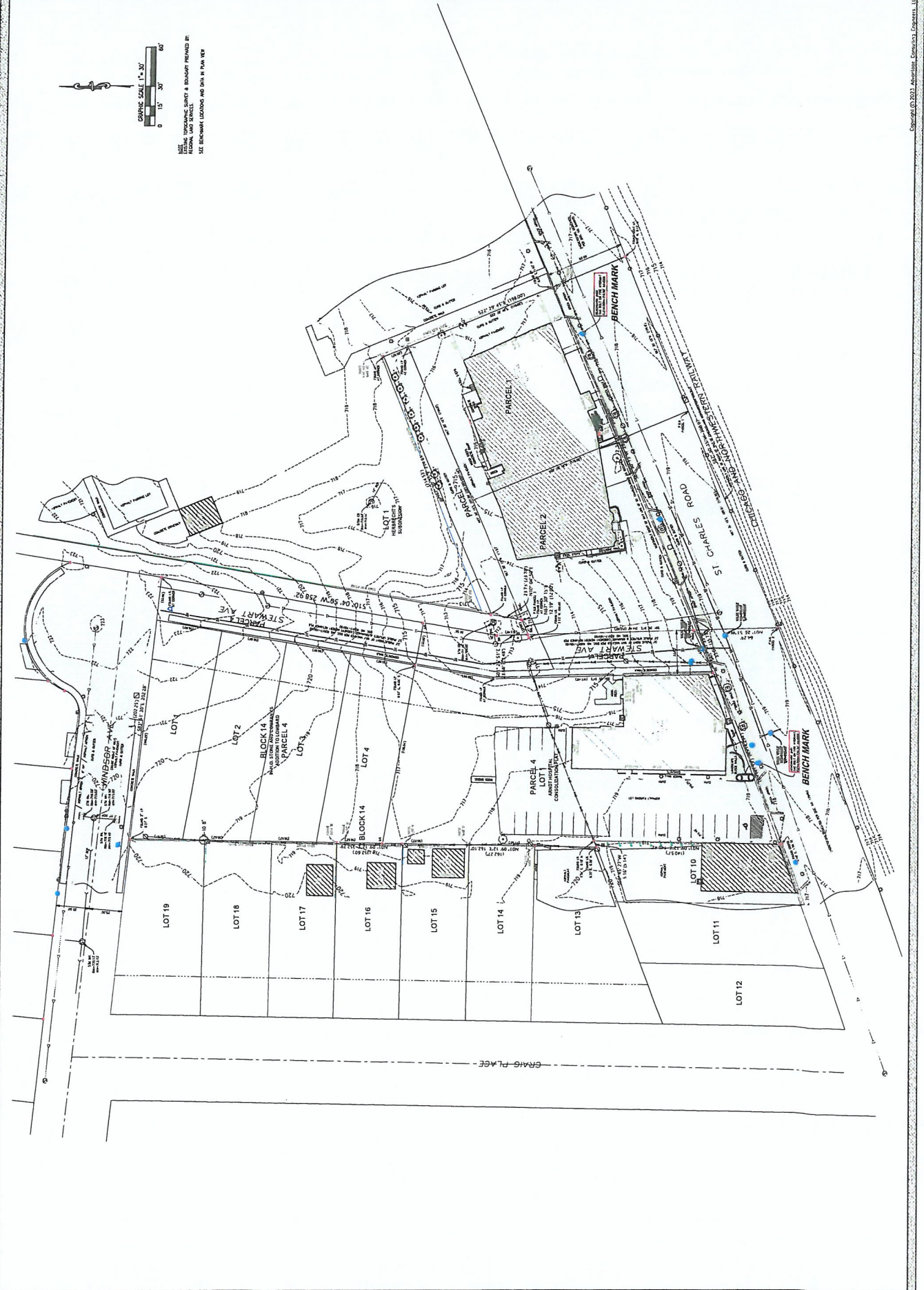
NO.	DATE	REVISIONS
1	11/27/2023	ISSUED FOR PERMIT
2	08/18/2023	REVISED PER ADOPTIVE PLAN
3	06/17/2023	REVISED PER ADOPTIVE PLAN

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEAMONT, ILLINOIS 60439
630-552-2427 WWW.ADVANTAGE-ILL.COM

EXISTING CONDITIONS
LOMBARD VETERINARY HOSPITAL
244 E ST. CHARLES ROAD
LOMBARD, ILLINOIS 60148

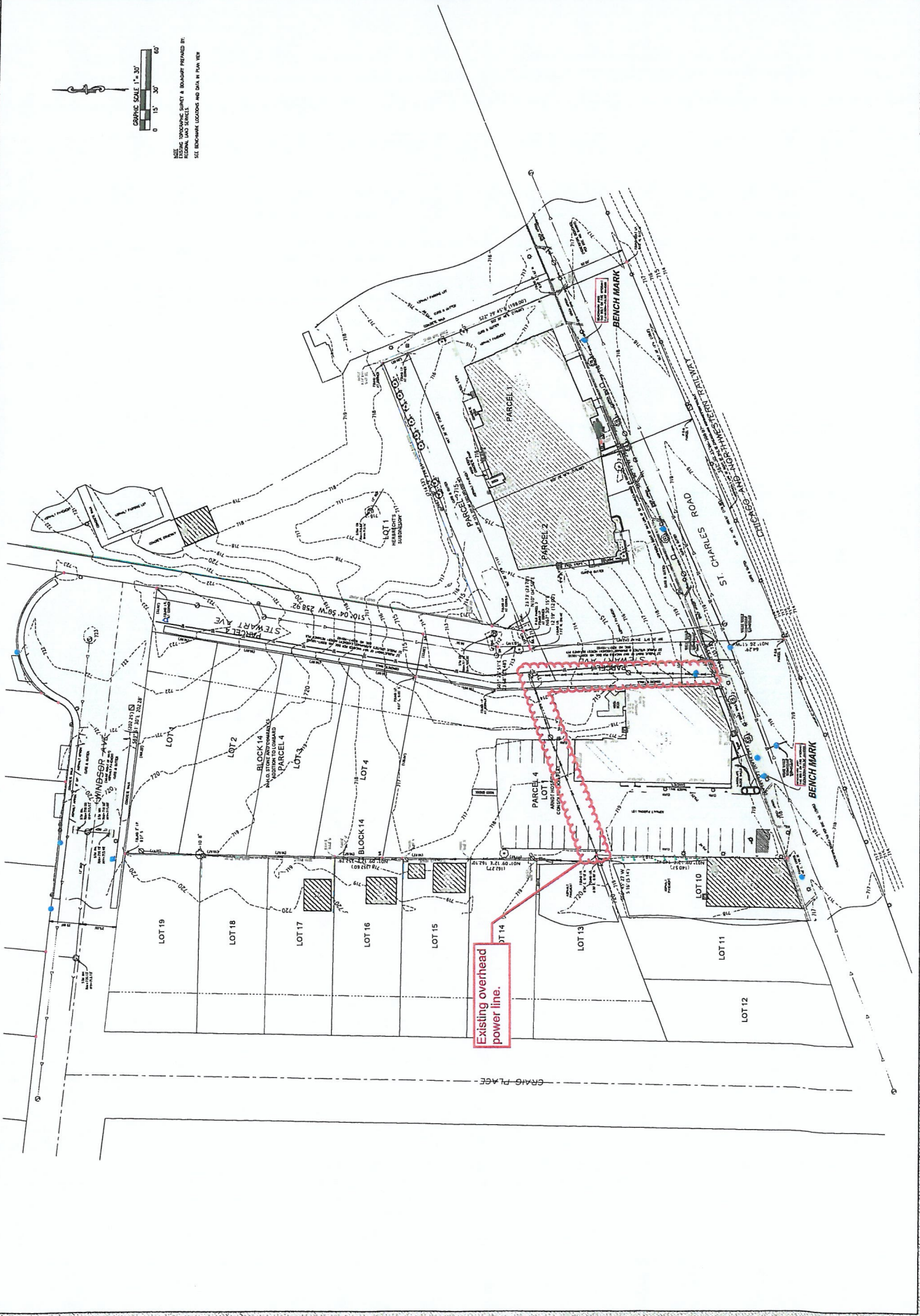
RWE
DESIGN BUILD
1303 OGDEN AVENUE
DOWNERS GROVE, ILLINOIS 60515

AUGUST 05, 2023
JOB: 22-017
SHEET:
EX1
3 OF 18



Copyright © 2023, Advantage Consulting Engineers, LLC

NO.	DATE	REVISIONS
1	11/13/2021	REVISED PER ADVERT/PLANET
2	01/17/2022	REVISED PER ADVERT/PLANET
3	01/17/2022	REVISED PER ADVERT/PLANET
4		
5		
6		
7		
8		
9		
10		



GRAPHIC SCALE 1" = 30'
0 15 30 60

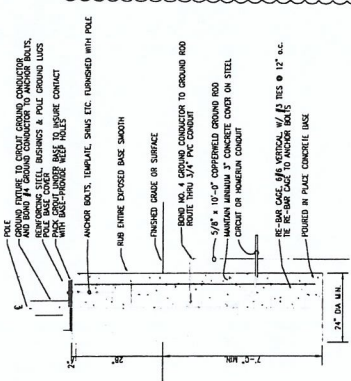
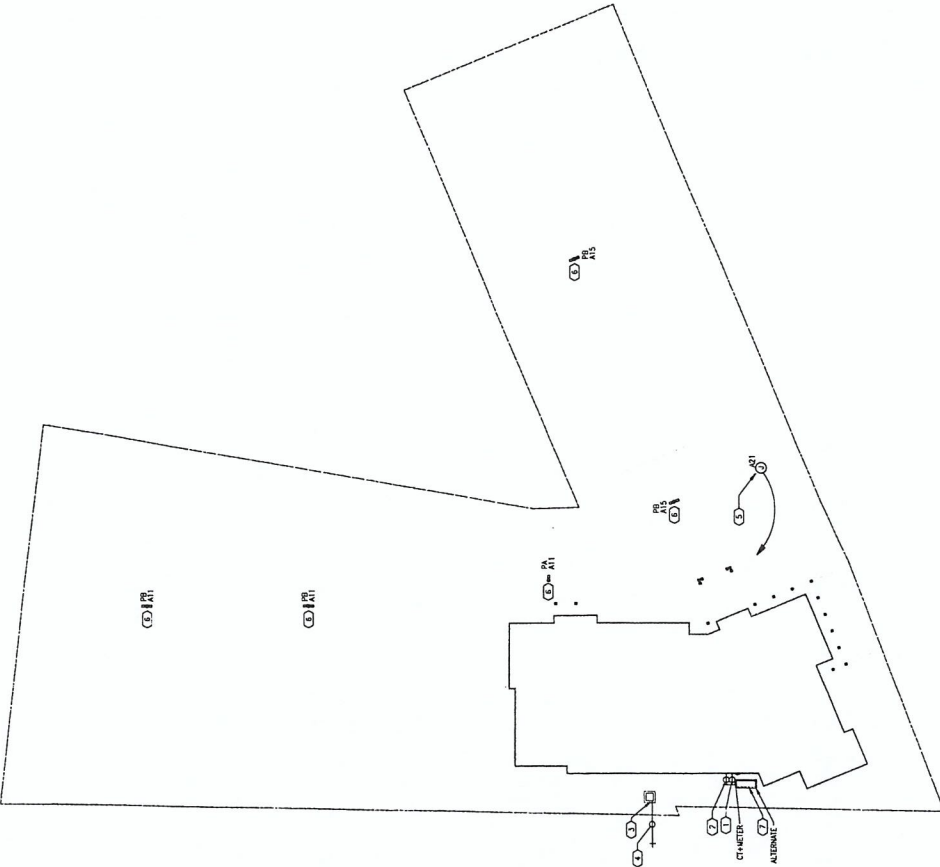
NOTE:
ALL DIMENSIONS, SURVEY & BENCHMARK REFERRED BY:
EXISTING RECORD DRAWINGS, FIELD SURVEY,
AND BENCHMARK LOCATIONS AND DATA IN PLAN 102.

GENERAL NOTES:

- ADJUST WIRE SIZE TO ACCOUNT FOR VOLTAGE DROP.
- LOCATIONS OF CONDUIT (ALTERNATE) AND TRANSFORMER SHALL BE COORDINATED WITH OWNER AND UTILITY COMPANY.

SHEET NOTES: (C)

1. 1" 4" FROM STORAGE ROOM TRASHED & MAKE FLOOR TO BE TERMINATED AT UTILITY FACILITY FOR TRUNK SERVICE. VERIFY ALL TRUNK SERVICE CONNECTIONS WITH UTILITY COMPANY.
2. 1" 4" FROM STORAGE ROOM TRASHED & MAKE FLOOR TO BE TERMINATED AT UTILITY FACILITY FOR CABLE SERVICE. VERIFY ALL TRUNK SERVICE CONNECTIONS WITH UTILITY COMPANY.
3. PROVIDE PROTECTIVE HOLES FOR UTILITY CABLES TO BE COORDINATED EXACT LOCATION WITH UTILITY CO. TO MEET CLEARANCE REQUIREMENTS.
4. PROVIDE ALL CONDUIT FROM ALL SERVICES TRANSFERRED TO PROPERTY LINES AS SPECIFIED BY UTILITY CO. FOR UTILITY CO. USE. PROVIDE ALL CONDUIT COORDINATE AND VERIFY ALL REQUIREMENTS WITH UTILITY CO.
5. PROVIDE ALL CONDUIT FROM ALL SERVICES TRANSFERRED TO PROPERTY LINES AS SPECIFIED BY UTILITY CO. FOR UTILITY CO. USE. PROVIDE ALL CONDUIT COORDINATE AND VERIFY ALL REQUIREMENTS WITH UTILITY CO.
6. PROVIDE ALL CONDUIT FROM ALL SERVICES TRANSFERRED TO PROPERTY LINES AS SPECIFIED BY UTILITY CO. FOR UTILITY CO. USE. PROVIDE ALL CONDUIT COORDINATE AND VERIFY ALL REQUIREMENTS WITH UTILITY CO.
7. PROVIDE ALL CONDUIT FROM ALL SERVICES TRANSFERRED TO PROPERTY LINES AS SPECIFIED BY UTILITY CO. FOR UTILITY CO. USE. PROVIDE ALL CONDUIT COORDINATE AND VERIFY ALL REQUIREMENTS WITH UTILITY CO.
8. CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FOR ALL PIPES FROM ALL APPLICABLE REGULATORY AGENCIES. VERIFY ALL REQUIREMENTS WITH AGENCIES PRIOR TO CONSTRUCTION.
9. PROVIDE ALL CONDUIT FROM ALL SERVICES TRANSFERRED TO PROPERTY LINES AS SPECIFIED BY UTILITY CO. FOR UTILITY CO. USE. PROVIDE ALL CONDUIT COORDINATE AND VERIFY ALL REQUIREMENTS WITH UTILITY CO.
10. PROVIDE ALL CONDUIT FROM ALL SERVICES TRANSFERRED TO PROPERTY LINES AS SPECIFIED BY UTILITY CO. FOR UTILITY CO. USE. PROVIDE ALL CONDUIT COORDINATE AND VERIFY ALL REQUIREMENTS WITH UTILITY CO.



1 LIGHT BASE DETAIL

- NO SCALE
- NOTES:**
- BASE TO SET ON UNDISTURBED SOIL.
 - REMOVE ALL OBSTRUCTIONS FROM WITHIN OF LIGHT BASE DETAIL.
 - REVISIONS BY STRUCTURAL ENGINEER SHALL BE.
 - VERIFY ALL DIMENSIONS PRIOR TO INSTALLATION.
 - CONCRETE SHALL BE MINIMUM 3000 PSI STRENGTH CONCRETE.
 - POLE FOR BASE SHALL BE MASKED. PLACE CONCRETE SHALL BE AT LEAST 4" ABOVE.

SITE PLAN - ELECTRICAL
SCALE: 1" = 30'



Small print text at the bottom of the page.

GLENBARD OFFICE
1N423 SWIFT ROAD
LOMBARD, ILLINOIS 60148
779-231-2941



LOMBARD VETERINARY HOSP LLC
244 E STCHARLES RD
LOMBARD, IL 60148

Date: 09/01/2023

For Electrical Service To:
244 E STCHARLES RD
LOMBARD, IL

PAID rec'd 9/14
#3212047248

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 **\$89,619.95** 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.

By Internet go to: <https://www.comed.com/MyAccount/MyBillUsage/Pages/PayMyBill.aspx>

(for payments of \$5,000 or less for Credit/Debit)
(for non-business payments of \$100,000 or less for eCheck)
(for business payments of \$500,000 or less for eCheck)

Or

By Customer Service Representatives (English & Spanish)

1-800-334-7661 (for payments of \$5,000 or less for Credit/Debit)
1-800-588-9477 (for non-business payments of \$100,000 or less for eCheck)
1-877-426-6331 (for business payments of \$500,000 or less for eCheck)

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

Sincerely,

Enclosures

THOMAS GILCHRIST
DCC
779-231-2941

CUSTOMER WORK AGREEMENT

PL#:

CWA#: **WD230096** R:0000

Date: 09/01/2023

LOMBARD VETERINARY HOSP LLC ("Customer") and **ComEd** ("Company") agree that the Company will furnish at the Customer's expense the labor and materials necessary to do the work for the Customer on or adjacent to the Customer's premises at **244 E STCHARLES RD, LOMBARD, IL 60148**, described below.

CUSTOMER WORK AGREEMENT - RELOCATION OF FACILITIES

CHARGES FOR REQUESTED INSTALLATION	\$101,619.95
CREDIT FROM PREVIOUS CONTRACT: WD230095	\$(12,000.00)
TOTAL CUSTOMER CHARGE	\$89,619.95

The Customer agrees to pay to the Company the sum of **\$89,619.95**, payment in full due prior to beginning of Company work.

The charges listed in this contract are for performing the work identified herein under normal field conditions. If abnormal field conditions are encountered and additional labor and materials are required to complete the work, or if the scope of work is altered, ComEd reserves the right to collect, and the owner agrees to pay, additional money to cover the increased costs.

The sketch, if any, attached hereto is hereby made a part of this Agreement and expressly designates ownership of the facilities referred to.

The Total Customer Charge reflects the scope of work described in this Customer Work Agreement that will be performed by the Company. This does not include charges for the relocation or removal of equipment owned by others, such as cable television or communication companies, that are attached to the Company's poles. It is the Customer's responsibility to contact these other companies to schedule the relocation or removal of their equipment from the poles. These companies will bill the Customer separately for the work they must perform.

Work will be done during the Company's regular working hours, unless otherwise specified.

This Agreement shall be void if not accepted by the Customer within thirty days from date submitted.

Transformers and metering equipment installed in conjunction with this work, shall in all cases, remain the property of the Company.

In the event the work covered by this Agreement cannot be completed within one year from the above date as a result of delays on the part of the Customer or because the Company has been denied access to the premises, the charge to the Customer shall be recomputed based on the level of costs prevailing at the time of completion of the work as stipulated in the Company's General Company Order No. 25.

This agreement is subject to the provisions of the Company's Schedule of Rates and Information and Requirements for Electric Services as on file with the Illinois Commerce Commission.

FOR THE COMPANY:

THOMAS GILCHRIST

Submitted By

Accepted By

Signature

Print Name

FOR APPLICANT:

Accepted By

Signature

Print Name

Official Capacity

Payment Stamp

Account Number: **3380028029**

Work Task Number: **1864963201**

Mail Bills To: **LOMBARD VETERINARY HOSP LLC**
244 E STCHARLES RD
LOMBARD, IL 60148



Agreement Date : 09/01/2023
Phone Number : 779-231-3099

Submitted by : MICHAEL WIDHALM
Group :

Type of Payment

Check

Wire/ACH

Name : LOMBARD VETERINARY HOSP LLC

Service Address : 244 E STCHARLES RD

City. State : LOMBARD. IL

CWA Payment

C.W.A. #: WD230096

CIMS Account #	Work Order Task #	Total
3380028029	1864963201	\$89,619.95

RESOLUTION
R _____

**A RESOLUTION APPROVING A DOWNTOWN IMPROVEMENT AND
RENOVATION GRANT FOR THE PROPERTY COMMONLY KNOWN AS
244 E. ST. CHARLES ROAD**

WHEREAS, the Village disburses funds for the Downtown Improvement and Renovation Grant Program (the “Program”) under the authority of the Village Board of Trustees, and will provide monetary grants to qualified property owners in the Lombard St. Charles Road TIF 1 - West District to enhance and improve buildings and properties; and,

WHEREAS, Chicago Title Land Trust Company, a Trustee dated December 23, 1975 and known as Trust No. 891, with joint trust beneficiaries Georgianne L. Ludwig and Gregory R. Ludwig (the “Property Owner” and/or “Applicant”), wish to participate in this Program for public electric infrastructure improvements to the property (the “Project”) located at 244 East St. Charles Road, Lombard, Illinois (the “Subject Property”) and,

WHEREAS, the Project shall consist of the redevelopment and enhancements to the Subject Property as set forth on Exhibit “A” attached hereto and made part hereof; and,

WHEREAS, the Project will complement and support the Village’s plans to enhance the properties within the St. Charles Road TIF 1 -West District;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the Village shall provide the Applicant a grant of up to Forty-Four Thousand Eight Hundred and Nine Dollars and Ninety-Seven Cents (\$44,809.97), pursuant to the Program (the “Grant”). Such grant funds shall be available to the Applicant upon the authorization of the Village’s Director of Community Development, after receipt of satisfactory evidence that the Project components have been completed, and that the Applicant have paid all invoices for labor and materials in connection therewith.

SECTION 2: The Applicant, as well as any subsequent business or property owner, will perform the following obligations in connection with the Project:

1. Permits must be applied for and received for all of the work. Any required inspections shall pass.
2. Work shall be complete one year from the date of approval by the Village Board.
3. Before the grant can be paid out, the Applicant shall submit a final receipt (showing the project is paid in full), waivers of lien from contractors (if applicable), and an IRS W-9 form (also if necessary).

Resolution No. _____
244 E. St. Charles Road

4. After the grant money is paid, the Applicant Vet shall display the Village window sign acknowledging they received a grant. This provision can be delayed at the discretion of the Director of Community Development if the principal building construction has not been completed.

SECTION 3: The Applicant, and any subsequent business or property owner, shall be required to maintain the Property in accordance with all Village codes and ordinances, and obtain any and all necessary licenses and permits required relative thereto.

SECTION 4: That the Downtown Improvement and Renovation Grant Program Agreement, relative to the Project, attached hereto as Exhibit “B” and made part hereof is hereby approved (the “Agreement”)

SECTION 5: The Village may terminate the Agreement if the Applicant, or any subsequent business or property owner, fails to comply with any of the terms of the Agreement. In the event of termination, the Applicant shall be required to repay any amount of the Grant disbursed.

SECTION 6: That the Village President and Village Clerk are hereby authorized and directed to sign, on behalf of the Village of Lombard, the Agreement attached hereto as Exhibit “B”.

Adopted this _____ day of _____, 2023.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2023.

Keith T. Giagnorio
Village President

ATTEST:

Elizabeth Brezinski
Village Clerk

EXHIBIT A
Legal Description

PARCEL 1

THAT PART OF SECTION 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A STONE ON SECTION LINE 1906.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 1 DEGREE 21 MINUTES EAST 213.9 FEET TO THE NORTHLINE OF THE RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILWAY; THENCE NORTH 67 DEGREES 57 MINUTES EAST ALONG SAID NORTH LINE 179.35 FEET FOR THE PLACE OF BEGINNING; THENCE NORTH 22 DEGREES 3 MINUTES WEST 178.0 FEET; THENCE NORTH 67 DEGREES 57 MINUTES EAST 128.0 FEET; THENCE SOUTH 22 DEGREES 3 MINUTES EAST 178.0 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILWAY; THENCE SOUTH 67 DEGREES 57 MINUTES WEST 128.0 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF SECTION 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A STONE ON SECTION LINE 1906.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 1 DEGREE 21 MINUTES EAST 213.9 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY FOR A PLACE OF BEGINNING; THENCE NORTH 67 DEGREES 57 MINUTES EAST ALONG SAID NORTH LINE 179.35 FEET; THENCE NORTH 22 DEGREES 03 MINUTES WEST 178.0 FEET; THENCE SOUTH 67 DEGREES 57 MINUTES WEST TO A POINT OF INTERSECTION WITH THE SAID LINE RUNNING SOUTH 1 DEGREE 21 MINUTES EAST FROM SAID STONE MENTIONED; THENCE SOUTH 1 DEGREE 21 MINUTES EAST TO THE PLACE OF BEGINNING, IN THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

PARCEL 3

THAT PART OF LOT 1 OF HERBRECHTS'S SUBDIVISION, A SUBDIVISION IN SECTION 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1951 AS DOCUMENT 644910 AND CERTIFICATE OF CORRECTION RECORDED FEBRUARY 13, 1953 AS DOCUMENT 674082, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF LOT 1; THENCE NORTH 67 DEGREES 57 MINUTES EAST ALONG THE SOUTH LINE OF SAID LOT 1, 227.75 FEET (MEASURED 227.42 FEET); THENCE NORTH 22 DEGREES 3

MINUTES WEST 20.00 FEET; THENCE SOUTH 67 DEGREES 57 MINUTES WEST 214.53 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 10 DEGREES 42 MINUTES WEST, ALONG THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 10 DEGREES 42 MINUTES WEST, ALONG THE WESTERLY LINE OF SAID LOT 1, 23.78 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:

LOTS 1 THROUGH 4, BOTH INCLUSIVE, IN BLOCK 14 IN H.O. STONE AND COMPANY'S ADDITION TO LOMBARD, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1924 AS DOCUMENT 179463, IN DUPAGE COUNTY, ILLINOIS; AND LOT 1 IN ARNDT HOSPITAL CONSOLIDATION PLAT, BEING A SUBDIVISION OF LOTS 5 THROUGH 9 INCLUSIVE, IN BLOCK 14 IN H.O. STONE AND COMPANY'S ADDITION TO LOMBARD, A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ARNDT HOSPITAL CONSOLIDATION PLAT RECORDED MAY 29, 1986 AS DOCUMENT R86-52310 IN DUPAGE COUNTY, ILLINOIS; ALSO THAT PART OF THE FORMER 33 FOOT WIDE STEWART AVENUE RIGHT OF WAY AS DEDICATED PER H.O. STONE & COMPANY'S ADDITION TO LOMBARD (DOCUMENT NO. 79463) IN SECTIONS 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF AND ABUTTING THE NORTHERLY LINE OF THE ST. CHARLES ROAD RIGHT OF WAY (AS DEDICATED PER DOCUMENT NO. 179463), LYING EAST OF AND ABUTTING THE EAST LINE OF LOT 1 IN ARNDT HOSPITAL CONSOLIDATION PLAT (PER DOCUMENT NO. R86-52310), LYING EAST OF AND ABUTTING THE EAST LINES OF LOTS 1, 2, 3 & 4, BLOCK 14 IN SAID H.O. STONE & COMPANY'S ADDITION TO LOMBARD, AND LYING SOUTH OF AND ABUTTING THE WINDSOR AVENUE RIGHT OF WAY AS HERETOFORE DEDICATED PER SAID H.O. STONE & COMPANY'S ADDITION TO LOMBARD; AND VACATED PER DOCUMENT R2017-105182, RECORDED OCTOBER 12, 2017, IN DUPAGE COUNTY, ILLINOIS.

PINs: 06-08-107-001, 06-08-107-002, 06-05-322-015, 06-08-106-011, 06-05-321-011, 06-05-321-012, 06-05-321-013, and 06-05-321-014

ADDRESS: 244 E. ST. CHARLES ROAD, LOMBARD

EXHIBIT B

**DOWNTOWN IMPROVEMENT AND RENOVATION GRANT PROGRAM
AGREEMENT**

This Agreement is entered into this nineteenth day of October, 2023, by and between the Village of Lombard, Illinois, (hereinafter referred to as the “Village”), and Chicago Title Land Trust Company, a Trustee dated December 23, 1975 and known as Trust No. 891, with joint trust beneficiaries Georgianne L. Ludwig and Gregory R. Ludwig (the “Property Owner” and/or “Applicant”), at 244 E. St. Charles Road, Lombard, Illinois (said location being legally described on Exhibit “1” attached hereto and made part hereof – hereinafter referred to as the “Subject Property”). The Village and the Applicant are sometimes referred to herein collectively as the “Parties.”

WITNESSETH

WHEREAS, the Village, pursuant to Sections 36.30 through 36.36 of the Lombard Village Code, has established a Downtown Improvement and Renovation Grant Program (hereinafter referred to as the “Program”) and, as such, will provide grants to qualified business owners and property owners in the Eligible TIF Districts (as said term is defined in Section 36.31 of the Lombard Village Code) for exterior renovations; and

WHEREAS, the Program compliments and supports the Village's plans to improve properties, promote private capital investment and contribute to an economically strong St. Charles Road TIF 1-West District; and

WHEREAS, the Applicant wish to participate in this Program for proposed electrical utility relocation utility improvements associated with the proposed redevelopment of the Subject Property; with said relocation being more specifically described in Exhibit “2” attached hereto and made part hereof (hereinafter referred to as the “Project”);

NOW, THEREFORE, in consideration of the foregoing, and other good and valuable consideration, the receipt of which is hereby acknowledged by the Parties hereto, the Parties agree as follows:

SECTION 1: The Village shall provide the Applicant with a grant under the Program in an amount not to exceed Forty-Four Thousand Eight Hundred and Nine Dollars and Ninety-Seven Cents (\$44,809.97), pursuant to the Program (the “Grant”). Such Grant shall be available to the Applicant upon the authorization of the Village's Director of Community Development, and after the Applicant has constructed the Project, and complied with the provisions of this Agreement and Sections 36.30 through 36.36 of the Lombard Village Code, as well as paid for the Project. The maximum amount of the Grant, as set forth above, is based upon the Applicant expending no less than Eighty-Nine Thousand Six Hundred Nineteen and 95/100 dollars (\$89,619.95) in relation to the Project.

If the Applicant's expenditures for the Project are less, the Grant shall be reduced such that the maximum amount of the Grant shall not exceed fifty percent (50%) of the amount expended by the Applicant in relation to the Project.

SECTION 2: The Applicant shall undertake the following in connection with the Project:

1. Permits must be applied for and received for all of the work. Any required inspections shall pass.
2. Work shall be complete one year from the date of approval by the Village Board.
3. Before the grant can be paid out, the Applicant shall submit a final receipt (showing the project is paid in full), waivers of lien from contractors (if applicable), and an IRS W-9 form (also if necessary).
4. After the grant money is paid, the Applicant Vet shall display the Village window sign acknowledging they received a grant. This provision can be delayed at the discretion of the Director of Community Development if the principal building construction has not been completed.

SECTION 3: Upon completion of the Project, the Applicant shall maintain the Subject Property and the business located thereon in accordance with all applicable federal, state and local laws, rules and regulations.

SECTION 4: The Applicant hereby consent to the recording of this Agreement to serve as notice to future purchasers, assigns, estate representatives, mortgagees, and all other interested persons of the conditions outlined in this Agreement.

SECTION 5: In the event the Village terminates this Agreement as a result of the Applicant failing to comply with any of the terms of this Agreement, the Applicant shall be required to repay any amount of the Grant that has been disbursed by the Village.

SECTION 6: This Agreement shall be binding upon the successors and assigns of the Parties hereto.

VILLAGE OF LOMBARD

By: Keith T. Giagnorio, Village President

Resolution No. _____
244 E. St. Charles Road

Attest: Liz Brezinski, Village Clerk

APPLICANT

Resolution No. _____
244 E. St. Charles Road

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Keith T. Giagnorio, personally known to me to be the President of the Village of Lombard, and Elizabeth Brezinski, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2023.

Commission expires _____, 20____.

Notary Public

Resolution No. _____
244 E. St. Charles Road

STATE OF ILLINOIS)

)SS

COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO
HEREBY CERTIFY that _____,
personally known to me to be the same person whose names are subscribed to the foregoing
instrument, appeared before me this day in person and severally acknowledged that they
signed and delivered the said instrument, as their free and voluntary act, for the uses and
purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2023.

Commission expires _____, 20____.

Notary Public

EXHIBIT 1

Legal Description

PARCEL 1

THAT PART OF SECTION 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A STONE ON SECTION LINE 1906.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 1 DEGREE 21 MINUTES EAST 213.9 FEET TO THE NORTHLINE OF THE RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILWAY; THENCE NORTH 67 DEGREES 57 MINUTES EAST ALONG SAID NORTH LINE 179.35 FEET FOR THE PLACE OF BEGINNING; THENCE NORTH 22 DEGREES 3 MINUTES WEST 178.0 FEET; THENCE NORTH 67 DEGREES 57 MINUTES EAST 128.0 FEET; THENCE SOUTH 22 DEGREES 3 MINUTES EAST 178.0 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILWAY; THENCE SOUTH 67 DEGREES 57 MINUTES WEST 128.0 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF SECTION 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A STONE ON SECTION LINE 1906.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 1 DEGREE 21 MINUTES EAST 213.9 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY FOR A PLACE OF BEGINNING; THENCE NORTH 67 DEGREES 57 MINUTES EAST ALONG SAID NORTH LINE 179.35 FEET; THENCE NORTH 22 DEGREES 03 MINUTES WEST 178.0 FEET; THENCE SOUTH 67 DEGREES 57 MINUTES WEST TO A POINT OF INTERSECTION WITH THE SAID LINE RUNNING SOUTH 1 DEGREE 21 MINUTES EAST FROM SAID STONE MENTIONED; THENCE SOUTH 1 DEGREE 21 MINUTES EAST TO THE PLACE OF BEGINNING, IN THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

PARCEL 3

THAT PART OF LOT 1 OF HERBRECHTS'S SUBDIVISION, A SUBDIVISION IN SECTION 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1951 AS DOCUMENT 644910 AND CERTIFICATE OF CORRECTION RECORDED FEBRUARY 13, 1953 AS DOCUMENT 674082, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF LOT 1; THENCE NORTH 67 DEGREES 57 MINUTES EAST ALONG THE SOUTH LINE OF SAID LOT 1, 227.75 FEET (MEASURED 227.42 FEET); THENCE NORTH 22 DEGREES 3 MINUTES WEST 20.00 FEET; THENCE SOUTH 67 DEGREES 57 MINUTES

WEST 214.53 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 10 DEGREES 42 MINUTES WEST, ALONG THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 10 DEGREES 42 MINUTES WEST, ALONG THE WESTERLY LINE OF SAID LOT 1, 23.78 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:

LOTS 1 THROUGH 4, BOTH INCLUSIVE, IN BLOCK 14 IN H.O. STONE AND COMPANY'S ADDITION TO LOMBARD, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1924 AS DOCUMENT 179463, IN DUPAGE COUNTY, ILLINOIS; AND LOT 1 IN ARNDT HOSPITAL CONSOLIDATION PLAT, BEING A SUBDIVISION OF LOTS 5 THROUGH 9 INCLUSIVE, IN BLOCK 14 IN H.O. STONE AND COMPANY'S ADDITION TO LOMBARD, A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ARNDT HOSPITAL CONSOLIDATION PLAT RECORDED MAY 29, 1986 AS DOCUMENT R86-52310 IN DUPAGE COUNTY, ILLINOIS; ALSO THAT PART OF THE FORMER 33 FOOT WIDE STEWART AVENUE RIGHT OF WAY AS DEDICATED PER H.O. STONE & COMPANY'S ADDITION TO LOMBARD (DOCUMENT NO. 79463) IN SECTIONS 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF AND ABUTTING THE NORTHERLY LINE OF THE ST. CHARLES ROAD RIGHT OF WAY (AS DEDICATED PER DOCUMENT NO. 179463), LYING EAST OF AND ABUTTING THE EAST LINE OF LOT 1 IN ARNDT HOSPITAL CONSOLIDATION PLAT (PER DOCUMENT NO. R86-52310), LYING EAST OF AND ABUTTING THE EAST LINES OF LOTS 1, 2, 3 & 4, BLOCK 14 IN SAID H.O. STONE & COMPANY'S ADDITION TO LOMBARD, AND LYING SOUTH OF AND ABUTTING THE WINDSOR AVENUE RIGHT OF WAY AS HERETOFORE DEDICATED PER SAID H.O. STONE & COMPANY'S ADDITION TO LOMBARD; AND VACATED PER DOCUMENT R2017-105182, RECORDED OCTOBER 12, 2017, IN DUPAGE COUNTY, ILLINOIS.

PINs: 06-08-107-001, 06-08-107-002, 06-05-322-015, 06-08-106-011, 06-05-321-011, 06-05-321-012, 06-05-321-013, and 06-05-321-014

ADDRESS: 244 E. ST. CHARLES ROAD, LOMBARD

Resolution No. _____
244 E. St. Charles Road

EXHIBIT 2

The Community Development Department retains a copy of the submittal to the Economic and Community Development Committee. This submittal includes the submitted invoice for the Project and a description of the work to be completed. The Applicant proposes to relocate an existing overhead electrical distribution line serving the Subject Property and other properties in the immediate area. The relocated line will be relocated away from the area of the subject Property which is being redeveloped as a new veterinary facility. The relocated line will be buried as set forth more fully in the approved plans.

The total cost of the Project is \$89,619.95 for the cost of the utility relocation. It is grant eligible up to \$44,809.97.

RWE
 REGIONAL ENGINEERS
 1303 OGDEN AVENUE
 DOWNERS GROVE, ILLINOIS 60515

GEOMETRIC PLAN
 LOMBARD VETERINARY HOSPITAL
 244 E. ST. CHARLES ROAD
 LOMBARD, ILLINOIS 60148

ADVANTAGE
 CONSULTING ENGINEERS
 80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
 630-202-6457
 WWW.ADVANTAGE-ILL.COM

NO.	DATE	REVISIONS
1	11/17/2021	ISSUED FOR APPROVAL/PLACED
2	04/19/2022	ISSUED FOR APPROVAL/PLACED
3	04/19/2022	ISSUED FOR APPROVAL/PLACED
4	05/19/2022	ISSUED FOR APPROVAL/PLACED

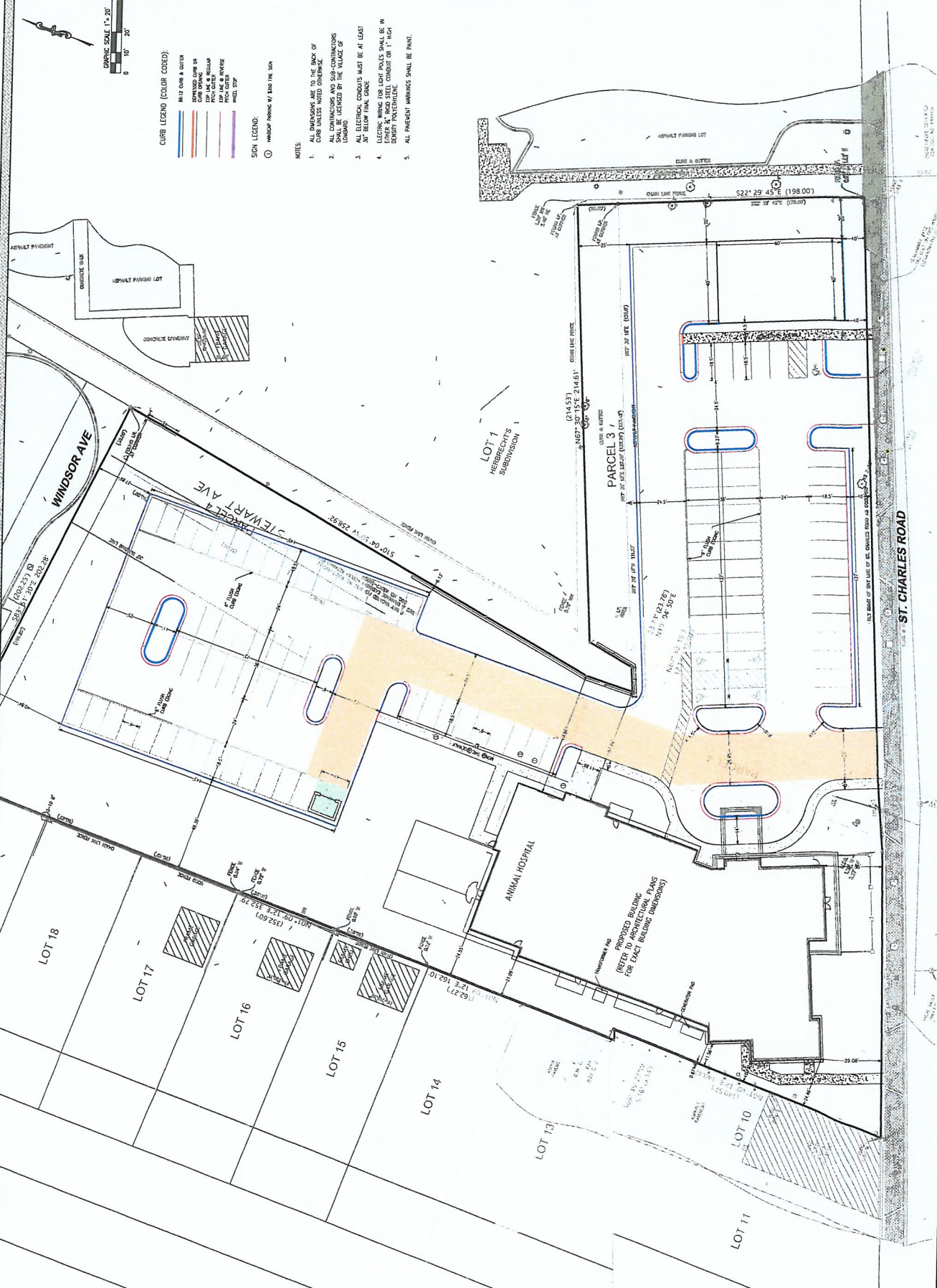


- CURB LEGEND (COLOR CODED):**
- Blue line: 18" x 24" CURB & GUTTER
 - Red line: 18" x 24" CURB & GUTTER
 - Green line: 18" x 24" CURB & GUTTER
 - Yellow line: 18" x 24" CURB & GUTTER
 - Purple line: 18" x 24" CURB & GUTTER
 - Orange line: 18" x 24" CURB & GUTTER
 - Light Blue line: 18" x 24" CURB & GUTTER
 - Light Green line: 18" x 24" CURB & GUTTER
 - Light Yellow line: 18" x 24" CURB & GUTTER
 - Light Purple line: 18" x 24" CURB & GUTTER
 - Light Orange line: 18" x 24" CURB & GUTTER
 - Light Light Blue line: 18" x 24" CURB & GUTTER
 - Light Light Green line: 18" x 24" CURB & GUTTER
 - Light Light Yellow line: 18" x 24" CURB & GUTTER
 - Light Light Purple line: 18" x 24" CURB & GUTTER
 - Light Light Orange line: 18" x 24" CURB & GUTTER
 - Light Light Light Blue line: 18" x 24" CURB & GUTTER
 - Light Light Light Green line: 18" x 24" CURB & GUTTER
 - Light Light Light Yellow line: 18" x 24" CURB & GUTTER
 - Light Light Light Purple line: 18" x 24" CURB & GUTTER
 - Light Light Light Orange line: 18" x 24" CURB & GUTTER

- NOTES:**
1. ALL DIMENSIONS ARE TO THE BACK OF THE CURB UNLESS OTHERWISE NOTED.
 2. ALL CURB AND GUTTER DIMENSIONS SHALL BE LOCATED BY THE BALANCE OF THE LOT.
 3. ALL ELECTRICAL CONDUITS MUST BE AT LEAST 30" BELOW FINISH GRADE.
 4. ELECTRIC WIRING FOR LIGHT FIXTURES SHALL BE IN CONDUIT OR 1" HIGH DENSITY POLYETHYLENE.
 5. ALL PAVEMENT MARKINGS SHALL BE PAINT.

SHOW LEGEND:

- Circle with 'S': WINDOW MARKING 1/2" INTO THE SIGN



PLANT SCHEDULE

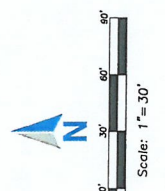
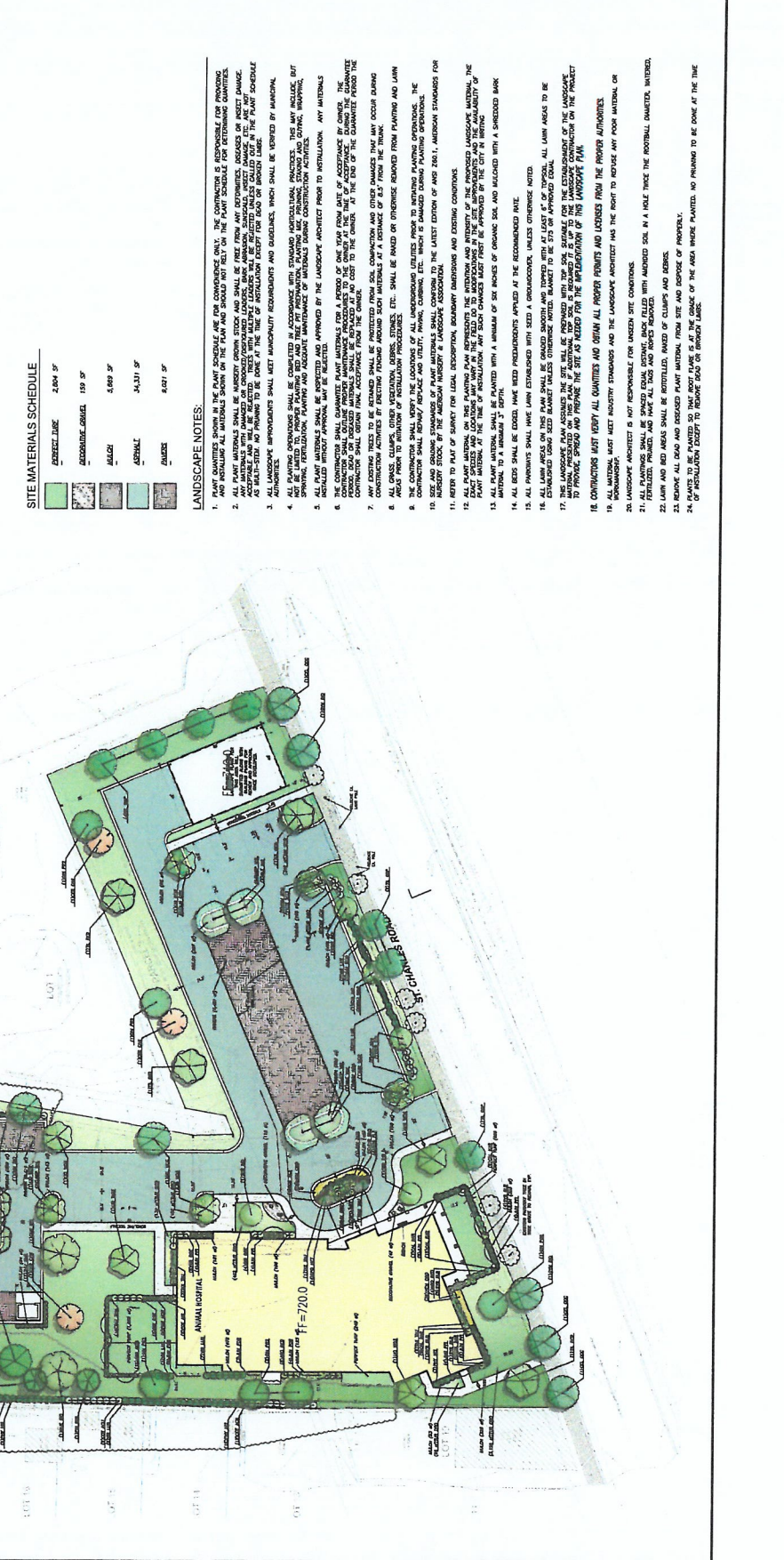
ITEM NO.	DESCRIPTION	QUANTITY	SIZE
1	ASHLEAF BUCKLE (RIVER BIRCH)	10	2 1/2" GAL
2	BURNING BUSH	5	2 1/2" GAL
3	DOGWOOD	5	2 1/2" GAL
4	HYDRANGEA	5	2 1/2" GAL
5	SPYRIDA	5	2 1/2" GAL
6	DOGWOOD	5	2 1/2" GAL
7	SPYRIDA	5	2 1/2" GAL
8	DOGWOOD	5	2 1/2" GAL
9	SPYRIDA	5	2 1/2" GAL
10	DOGWOOD	5	2 1/2" GAL
11	SPYRIDA	5	2 1/2" GAL
12	DOGWOOD	5	2 1/2" GAL
13	SPYRIDA	5	2 1/2" GAL
14	DOGWOOD	5	2 1/2" GAL
15	SPYRIDA	5	2 1/2" GAL
16	DOGWOOD	5	2 1/2" GAL
17	SPYRIDA	5	2 1/2" GAL
18	DOGWOOD	5	2 1/2" GAL
19	SPYRIDA	5	2 1/2" GAL
20	DOGWOOD	5	2 1/2" GAL
21	SPYRIDA	5	2 1/2" GAL
22	DOGWOOD	5	2 1/2" GAL
23	SPYRIDA	5	2 1/2" GAL
24	DOGWOOD	5	2 1/2" GAL

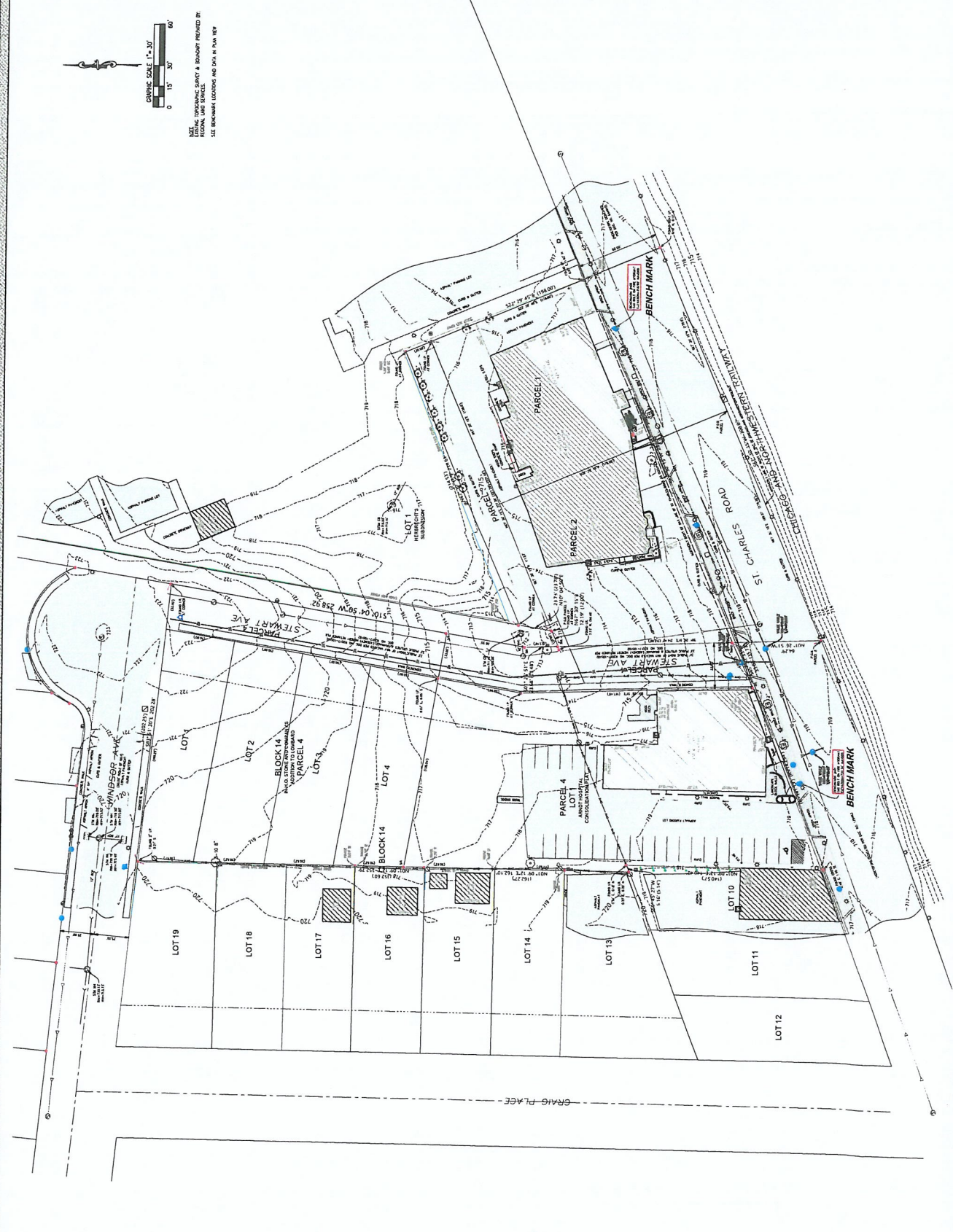
SITE MATERIALS SCHEDULE

ITEM NO.	DESCRIPTION	QUANTITY
1	CONCRETE	2,804 SF
2	ASPHALT	198 SF
3	MULCH	5,889 SF
4	GRAVEL	34,311 SF
5	EROSION CONTROL MAT	8,027 SF

LANDSCAPE NOTES:

1. PLANT MATERIALS SHOWN IN THE PLANT SCHEDULE ARE FOR CONFORMANCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR EXTENSIVE QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH THE LATEST EDITION OF THE IRRIGATOR'S GUIDE TO PLANTING AND MAINTENANCE. PLANT MATERIALS SHALL BE INSTALLED AT A COST TO THE OWNER AS THE END OF THE GUARANTEE PERIOD. PLANT MATERIALS SHALL BE INSTALLED AS SHOWN ON THE PLAN AND SHALL BE INSTALLED AT A COST TO THE OWNER AS THE END OF THE GUARANTEE PERIOD.
3. ALL LANDSCAPE APPROVANTS SHALL MEET MUNICIPAL REQUIREMENTS AND SUBMITTALS, WHICH SHALL BE REVIEWED BY MUNICIPAL AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE LANDSCAPE MATERIALS AND INSTALLATION. ANY MATERIALS NOT LISTED IN THE SCHEDULE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS NOT LISTED IN THE SCHEDULE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND CARE OF THE LANDSCAPE MATERIALS THROUGHOUT THE PERIOD OF THE GUARANTEE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND CARE OF THE LANDSCAPE MATERIALS THROUGHOUT THE PERIOD OF THE GUARANTEE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING UTILITIES AND OTHER MATERIALS THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING UTILITIES AND OTHER MATERIALS THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES.
7. ANY EXISTING TREES TO BE REMOVED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES.
8. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR DISTURBANCE OF EXISTING UTILITIES PRIOR TO ANY EXCAVATION OR DISTURBANCE OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR DISTURBANCE OF EXISTING UTILITIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE LANDSCAPE MATERIALS AND INSTALLATION. ANY MATERIALS NOT LISTED IN THE SCHEDULE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS NOT LISTED IN THE SCHEDULE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE LANDSCAPE MATERIALS AND INSTALLATION. ANY MATERIALS NOT LISTED IN THE SCHEDULE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS NOT LISTED IN THE SCHEDULE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
11. REFER TO PLAN FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIALS ON THIS PLANTING PLAN REPRESENT THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE LANDSCAPE MATERIALS AND INSTALLATION. ANY MATERIALS NOT LISTED IN THE SCHEDULE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS NOT LISTED IN THE SCHEDULE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. ALL PLANT MATERIALS SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDED BARK MULCH. ALL PLANT MATERIALS SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDED BARK MULCH.
14. ALL SOIL SHALL BE CODED AND DEEPER PREPARED AS SHOWN ON THE PLAN. ALL SOIL SHALL BE CODED AND DEEPER PREPARED AS SHOWN ON THE PLAN.
15. ALL PLANTING SHALL HAVE JAWNS EMBLEMED WITH CECSA CONFORMANCE NOTED.
16. ALL PLANTING SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDED BARK MULCH. ALL PLANTING SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDED BARK MULCH.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE LANDSCAPE MATERIALS AND INSTALLATION. ANY MATERIALS NOT LISTED IN THE SCHEDULE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS NOT LISTED IN THE SCHEDULE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS FOR THE LANDSCAPE MATERIALS AND INSTALLATION. ANY MATERIALS NOT LISTED IN THE SCHEDULE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS NOT LISTED IN THE SCHEDULE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
19. ALL MATERIALS MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY PLANT MATERIALS OR MATERIALS THAT DO NOT MEET THE INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY PLANT MATERIALS OR MATERIALS THAT DO NOT MEET THE INDUSTRY STANDARDS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE LANDSCAPE MATERIALS AND INSTALLATION. ANY MATERIALS NOT LISTED IN THE SCHEDULE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS NOT LISTED IN THE SCHEDULE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
21. ALL PLANTING SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDED BARK MULCH. ALL PLANTING SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDED BARK MULCH.
22. LAWN AND BIRD AREAS SHALL BE RESEED, MULCH, RAKE AND SOAK WITH WATER. LAWN AND BIRD AREAS SHALL BE RESEED, MULCH, RAKE AND SOAK WITH WATER.
23. REMOVE ALL EXISTING AND PROPOSED PLANT MATERIAL FROM SITE AND EXPOSED OF PROPERLY.
24. IF ANY MATERIALS ARE FOUND TO BE DEFECTIVE OR UNACCEPTABLE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING THEM AT HIS OWN EXPENSE. IF ANY MATERIALS ARE FOUND TO BE DEFECTIVE OR UNACCEPTABLE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING THEM AT HIS OWN EXPENSE.





NO.	DATE	REVISIONS
1	11/12/2023	ISSUED FOR PERMITTING
2	07/07/2023	REVISED PER ADJUSTMENTS
3	04/11/2023	REVISED PER ADJUSTMENTS

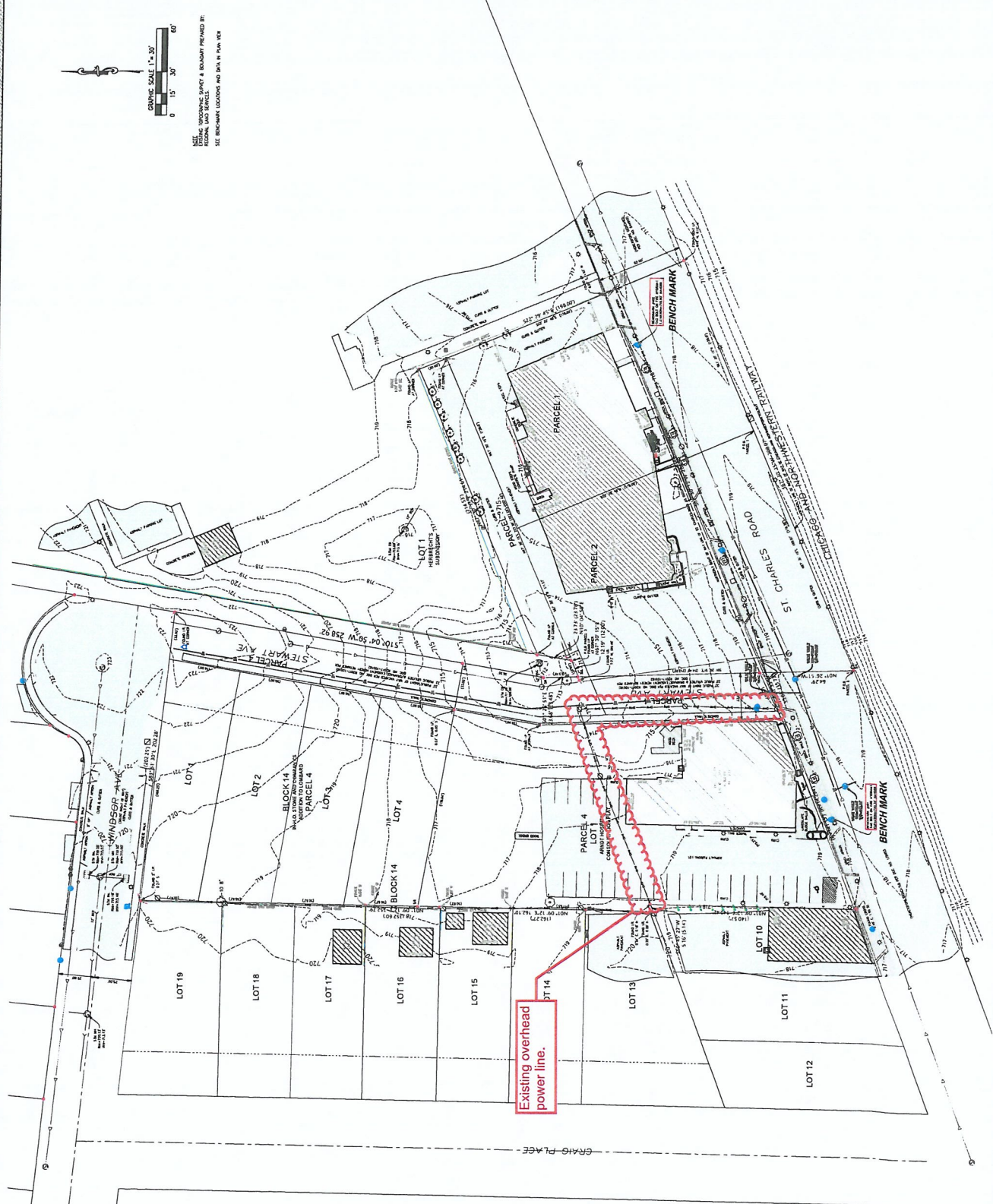
ADVANTAGE CONSULTING ENGINEERS
 80 MAIN STREET - SUITE 17 - LENOX, ILLINOIS 60459
 630-592-2461
 WWW.ADVANTAGE-CE.COM

EXISTING CONDITIONS
 LOMBARD VETERINARY HOSPITAL
 244 E. ST. CHARLES ROAD
 LOMBARD, ILLINOIS 60148

1303 OGDEN AVENUE
 DOWNERS GROVE, ILLINOIS 60515
RWE
 REGISTERED PROFESSIONAL ENGINEER
 AUGUST 05, 2022
 SHEET: 19
 JOB: 22-0317
 3 OF 18
 Copyright © 2023 Advantage Consulting Engineers, LLC

GRAPHIC SCALE 1" = 30'
 0 15' 30' 60'
 ALL DIMENSIONS SHOWN ARE AS SHOWN UNLESS NOTED OTHERWISE.
 SEE BENCHMARK LOCATIONS AND DATA IN PLAN VIEW.

NO.	DATE	REVISIONS
1	11/17/2013	DESIGN PER ARCHITECT/PLANNING
2	03/19/2015	DESIGN PER ARCHITECT/PLANNING
3	04/11/2015	DESIGN PER ARCHITECT/PLANNING



Existing overhead power line.



LGS GROUP
 ARCHITECTURE
 LAND PLANNING
 INTERIOR ARCHITECTURE
 MECHANICAL ELECTRICAL PLUMBING
 2105 OGDON PARKWAY SUITE 600
 CHICAGO, ILLINOIS 60649
 WWW.LGSGROUP.COM

RWED
 DESIGN BUILD
 1000 N. LAKE STREET
 SUITE 1000
 CHICAGO, IL 60610
 (773) 538-4400
 WWW.RWED.COM

NOVA
 ENGINEERING, PC
 1000 N. LAKE STREET
 SUITE 1000
 CHICAGO, IL 60610
 (773) 538-4400
 WWW.NOVAENGINEERING.COM



LOMBARD VETERINARY HOSPITAL
 244 E. ST. CHARLES RD.
 LOMBARD, IL 60148

DATE: 11-17-2023
 PROJECT: 2019-0185

DESIGNED BY: J. J. COOPER, PE
 CHECKED BY: J. J. COOPER, PE
 DATE: 11-17-2023

DATE: 03-17-2023
 PROJECT: 2019-0185

DESIGNED BY: J. J. COOPER, PE
 CHECKED BY: J. J. COOPER, PE
 DATE: 11-17-2023

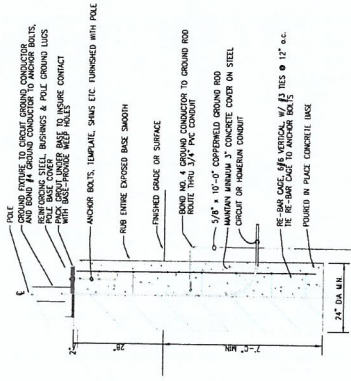
E-0.1
 ELECTRICAL
 SITE PLAN
 SHEET

GENERAL NOTES:

- A. ADJUST WIRE SIZE TO ACCOUNT FOR VOLTAGE DROP.
- B. LOCATIONS OF GENERATOR, ALTERNATE AND TRANSFORMER SHALL BE WORKED WITH OWNER AND UTILITY COMPANY.

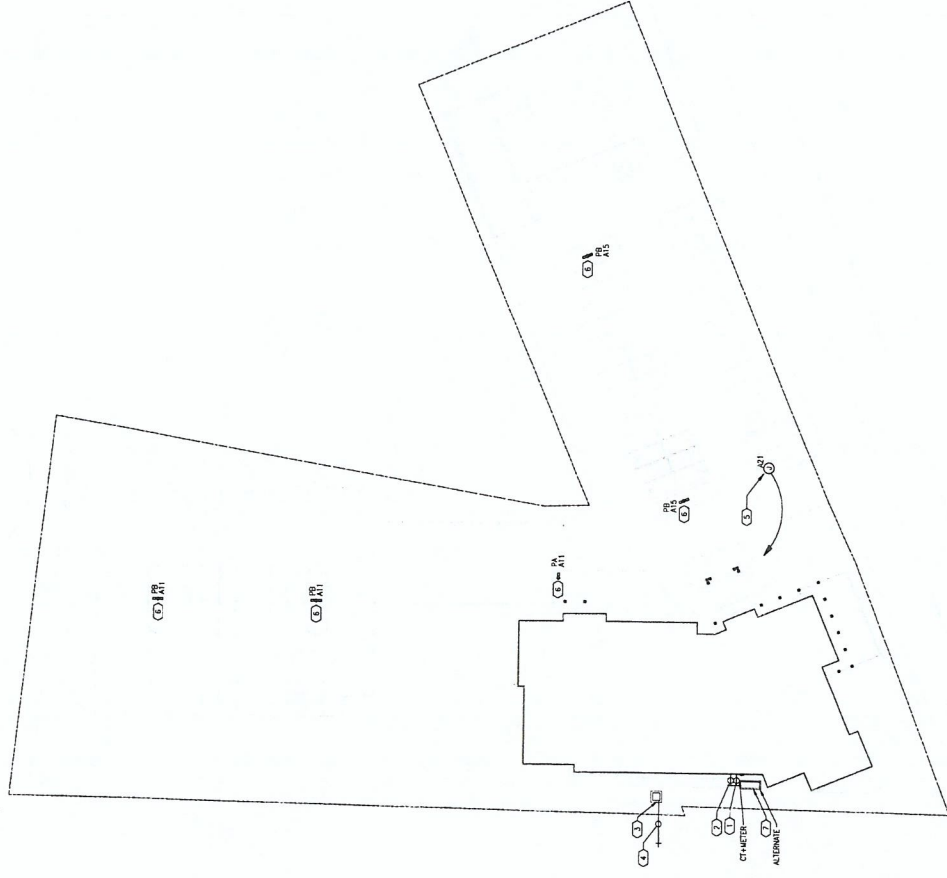
SHEET NOTES:

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES AND REGULATIONS WITH UTILITY COMPANY.
2. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES AND REGULATIONS WITH UTILITY COMPANY.
3. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES AND REGULATIONS WITH UTILITY COMPANY.
4. PROVIDE 4" CONDUIT FROM PAD MOUNTED TRANSFORMER TO MAIN ELECTRICAL PANEL. PROVIDE 4" CONDUIT FROM MAIN ELECTRICAL PANEL TO PRIMARY CABLE. COORDINATE AND VERIFY ALL REQUIREMENTS WITH UTILITY COMPANY.
5. PROVIDE 4" CONDUIT FROM MAIN ELECTRICAL PANEL TO MAIN ELECTRICAL PANEL. PROVIDE 4" CONDUIT FROM MAIN ELECTRICAL PANEL TO MAIN ELECTRICAL PANEL. PROVIDE 4" CONDUIT FROM MAIN ELECTRICAL PANEL TO MAIN ELECTRICAL PANEL.
6. PROVIDE 4" CONDUIT FROM MAIN ELECTRICAL PANEL TO MAIN ELECTRICAL PANEL. PROVIDE 4" CONDUIT FROM MAIN ELECTRICAL PANEL TO MAIN ELECTRICAL PANEL. PROVIDE 4" CONDUIT FROM MAIN ELECTRICAL PANEL TO MAIN ELECTRICAL PANEL.
7. PAD MOUNTED STANDBY GENERATOR - NATURAL GAS COORDINATE WITH GAS COMPANY. PROVIDE 4" CONDUIT FROM MAIN ELECTRICAL PANEL TO MAIN ELECTRICAL PANEL. PROVIDE 4" CONDUIT FROM MAIN ELECTRICAL PANEL TO MAIN ELECTRICAL PANEL. PROVIDE 4" CONDUIT FROM MAIN ELECTRICAL PANEL TO MAIN ELECTRICAL PANEL.
8. PROVIDE 4" CONDUIT FROM MAIN ELECTRICAL PANEL TO MAIN ELECTRICAL PANEL. PROVIDE 4" CONDUIT FROM MAIN ELECTRICAL PANEL TO MAIN ELECTRICAL PANEL. PROVIDE 4" CONDUIT FROM MAIN ELECTRICAL PANEL TO MAIN ELECTRICAL PANEL.



1 LIGHT BASE DETAIL

- NOTES:
1. BASE TO SET ON UNDISTURBED SOIL.
 2. RELEASE BY STRUCTURAL ENGINEER SHALL BE OBTAINED PRIOR TO INSTALLATION.
 3. VERIFY ALL DIMENSIONS PRIOR TO INSTALLATION.
 4. CONCRETE SHALL BE 3000 PSI MIN. STRENGTH.
 5. CONCRETE SHALL BE PLACED IN PLACE.
 6. ALL DIMENSIONS SHALL BE AS SHOWN.
 7. SHALL BE AS SHOWN.



SITE PLAN - ELECTRICAL
 SCALE: 1"=30'-0"

GLENBARD OFFICE
1N423 SWIFT ROAD
LOMBARD, ILLINOIS 60148
779-231-2941



LOMBARD VETERINARY HOSP LLC
244 E STCHARLES RD
LOMBARD, IL 60148

Date: 09/01/2023

For Electrical Service To:
244 E STCHARLES RD
LOMBARD, IL

PAID REH 9/14
#3212047248

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 **\$89,619.95** 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.

By Internet go to: <https://www.comed.com/MyAccount/MyBillUsage/Pages/PayMyBill.aspx>

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

(for non-business payments of \$100,000 or less for eCheck)

(for business payments of \$500,000 or less for eCheck)

Or

By Customer Service Representatives (English & Spanish)

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

1-800-588-9477 (for non-business payments of \$100,000 or less for eCheck)

1-877-426-6331 (for business payments of \$500,000 or less for eCheck)

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

Sincerely,

Enclosures

THOMAS GILCHRIST
DCC
779-231-2941

CUSTOMER WORK AGREEMENT

PL#:

CWA#: **WD230096** R:0000

Date: 09/01/2023

LOMBARD VETERINARY HOSP LLC ("Customer") and ComEd ("Company") agree that the Company will furnish at the Customer's expense the labor and materials necessary to do the work for the Customer on or adjacent to the Customer's premises at **244 E STCHARLES RD, LOMBARD, IL 60148**, described below.

CUSTOMER WORK AGREEMENT - RELOCATION OF FACILITIES

CHARGES FOR REQUESTED INSTALLATION	\$101,619.95
CREDIT FROM PREVIOUS CONTRACT: WD230095	\$(12,000.00)
TOTAL CUSTOMER CHARGE	\$89,619.95

The Customer agrees to pay to the Company the sum of **\$89,619.95**, payment in full due prior to beginning of Company work.

The charges listed in this contract are for performing the work identified herein under normal field conditions. If abnormal field conditions are encountered and additional labor and materials are required to complete the work, or if the scope of work is altered, ComEd reserves the right to collect, and the owner agrees to pay, additional money to cover the increased costs.

The sketch, if any, attached hereto is hereby made a part of this Agreement and expressly designates ownership of the facilities referred to.

The Total Customer Charge reflects the scope of work described in this Customer Work Agreement that will be performed by the Company. This does not include charges for the relocation or removal of equipment owned by others, such as cable television or communication companies, that are attached to the Company's poles. It is the Customer's responsibility to contact these other companies to schedule the relocation or removal of their equipment from the poles. These companies will bill the Customer separately for the work they must perform.

Work will be done during the Company's regular working hours, unless otherwise specified.

This Agreement shall be void if not accepted by the Customer within thirty days from date submitted.

Transformers and metering equipment installed in conjunction with this work, shall in all cases, remain the property of the Company.

In the event the work covered by this Agreement cannot be completed within one year from the above date as a result of delays on the part of the Customer or because the Company has been denied access to the premises, the charge to the Customer shall be recomputed based on the level of costs prevailing at the time of completion of the work as stipulated in the Company's General Company Order No. 25.

This agreement is subject to the provisions of the Company's Schedule of Rates and Information and Requirements for Electric Services as on file with the Illinois Commerce Commission.

FOR THE COMPANY:

THOMAS GILCHRIST

Submitted By

Accepted By

Signature

Print Name

FOR APPLICANT:

Accepted By

Signature

Print Name

Official Capacity

Payment Stamp

Account Number: **3380028029**

Work Task Number: **1864963201**

Mail Bills To: **LOMBARD VETERINARY HOSP LLC
244 E STCHARLES RD
LOMBARD, IL 60148**



Agreement Date : 09/01/2023
Phone Number : 779-231-3099

Submitted by : MICHAEL WIDHALM
Group :

Type of Payment

Check

Wire/ACH

Name : LOMBARD VETERINARY HOSP LLC
Service Address : 244 E STCHARLES RD
Civ. State : LOMBARD. IL

CWA Payment
C.W.A. #: WD230096

CIMS Account #	Work Order Task #	Total
3380028029	1864963201	\$89,619.95