



MEMORANDUM

TO: Board of Education
Shannon Dudek, Ed. D.

FROM: Christopher Blomquist, CSBO

DATE: 5/19/26

RE: Recommendation to Approve Commonwealth Edison Easement Agreement and Side Letter

BACKGROUND

Administration has been working with Commonwealth Edison (ComEd) regarding a proposed easement on a portion of District-owned property located near Wood Dale Junior High. The purpose of the easement is to allow ComEd to install, operate, and maintain underground electrical infrastructure necessary to support utility services in the area.

The proposed agreement consists of two documents:

1. *Grant of Right-of-Way Easement* – the primary legal document granting ComEd access and use of a defined portion of District property.
2. *Side Letter Agreement* – a companion document outlining additional financial and risk protection terms not included in the recorded easement.

ADMINISTRATIVE REVIEW

Administration has reviewed the agreements and notes the following:

- ComEd will provide a one-time payment of \$200,000 to the District within 10 days of execution.
- The easement area remains non-exclusive, allowing continued compatible use by the District. Allows the District to construct roadway improvements on easement.
- Risk exposure is appropriately addressed as ComEd agrees to indemnify and hold the District harmless from its work or operations and requires ComEd and its contractors to maintain appropriate insurance coverage.
- The agreement includes provisions to minimize disruption to the District and ensure property restoration after work is completed.
- The proposed easement agreement and accompanying side letter have been reviewed by the District's legal counsel, Robbins & Schwartz, and are recommended as acceptable

RECOMMENDATION

Administration recommends that the Board of Education approve the Commonwealth Edison *Grant of Right-of-Way Easement* and accompanying *Side Letter Agreement* on behalf of the District.